

CHAPTER 13: WARD 2 PLAN

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1300 WARD 2 ECONOMIC DEVELOPMENT

- 1300.1 Ward 2 is located in the northwest and southwest quadrants of the city and is generally bounded by North and South Capitol Streets on the east, the Potomac River on the south and west (the District boundary actually extends to the Virginia shore), Whitehaven Parkway on the west and a line extending generally along Whitehaven Parkway, Florida Avenue, N.W., and S Street, N.W., on the north. The continuing expansion of the city's economy, in terms of jobs, business development opportunities and tax revenues, is a high priority for the District government. Major efforts are underway to increase economic development throughout the city, especially in outlying commercial centers. Ward 2 is, in almost all respects, the economic engine of the city. As the center of the city and region, employment in Ward 2 is greater than in the other seven (7) wards.
- 1300.2 The average number of jobs in the city in 1995 was seven hundred and two thousand (702,00), including employees in the self-employed and international organization categories. Over half of this total is estimated to be in Ward 2. The greatest amount of development activity is concentrated in Ward 2, as described in the land use section. Major development took place in the 1980's in the Downtown area between the Capitol and the White House, with significant development also taking place in the Connecticut Avenue and K Street area and the West End. Recent development (1990-96) has been limited due to economic conditions. Development is moving eastward and future development will take place in the Ward 2 portion of Buzzard Point/Near Southeast.
- 1300.3 Most of the future employment growth will be in office employment. Ward 2 has traditionally been the location of the "three A's" (attorneys, accountants, and associations) that make up much of the District's private sector employment. New jobs are being created in communications, finance, and "high-tech" sales. Jobs in the hospitality industry, especially hotel related jobs, are also increasing.
- 1300.4 The employment structure in any dynamic city is constantly changing. The District's employment growth strategy must seek to retain and increase existing jobs while also seeking to attract new types of jobs. Employment in the city, and in Ward 2, is growing fastest in the private sector.

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- 1300.5 However, it is important to retain and increase federal jobs in Ward 2. Development of the Federal Triangle Project is important to retain federal agency jobs.
- 1300.6 In 1990, eighty-three percent (83%) of employed Ward 2 residents worked in the city, the highest percentage of any ward. Citywide, about seventy-eight percent (78%) of employed residents worked in the city. One of the great advantages of living in Ward 2 is the proximity to work; most Ward 2 residents also work in Ward 2. Many Ward 2 residents can walk to work or have only a short commute by public transit. These Ward 2 residential communities need to be kept healthy and vibrant as this unique residential character in Ward 2 enhances the Central Business District.
- 1300.7 The skill level of Ward 2 residents is not fully matched with the jobs available. In 1990, fifty-five percent (55%) of all employed residents in the ward were in managerial, professional, or technical occupations. This percentage is continuing to increase as new residents move into the ward to be near the growing office employment in the Central Employment Area. On the other hand, 1990 census data indicated that twenty-one percent (21%) of the ward's population was in poverty. These residents have low-paying jobs or are unemployed. It is important to create entry-level jobs, such as those found in the hospitality industry. Adult education and job training programs are needed to allow these residents to move up the employment ladder. A new system of welfare needs to be investigated, and where appropriate, implemented, where there are jobs tied with welfare payments ("workfare").
- 1300.8 The improvement of neighborhood and community commercial areas has several economic development implications. Retail stores and services are an amenity that help retain and attract residents to Ward 2. To a large extent, Ward 2 residents are a captive market, and will usually buy groceries and other daily necessities in the neighborhood, thus retaining purchasing power in the community. Finally, neighborhood stores and services provide employment to Ward 2 and other District residents.

1301 WARD 2 OBJECTIVES FOR ECONOMIC DEVELOPMENT

- 1301.1 The objectives for economic development are as follows:
- (a) Enhance the image of Ward 2 as a place to do business and to reside;
 - (b) Maintain sound areas of the ward and rebuild and develop other areas of the ward where economic development actions are needed;
 - (c) Increase total employment in the ward, especially in the Central Employment Area, and at appropriate locations and levels in other areas of the ward;
 - (d) Increase employment for District residents, especially Ward 2 residents, within the Ward 2 employment base;

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- (e) Spur growth of the “visitor industry” by attracting additional visitors of all types and increasing their average length of stay in Washington and by constructing a new convention center on the six squares north of Mount Vernon Square;
- (f) Retain existing businesses and develop new businesses, with special emphasis on small and minority business development; businesses located out of Downtown should be compatible with the needs of adjacent residential neighborhoods; where appropriate, encourage mixed-use residential and commercial uses;
- (g) Utilize the potential of the District’s universities, especially in Ward 2, as well as existing and future museums, galleries, theaters and other cultural facilities, to create an expanded center of knowledge and learning in the center of Washington; and
- (h) Increase District tax revenues from expanded economic development activity in Ward 2 but not at the expense of residential communities in the Ward that are critical providers of revenues to the District, especially in the form of income and property taxes, and that are a source of employees to the Central Employment Area.

1302 WARD 2 ACTIONS IN SUPPORT OF ECONOMIC DEVELOPMENT OBJECTIVES

1302.1 The actions in support of economic development objectives are as follows:

- (a) Focus special economic development programs in non-residential areas;
- (b) Establish a policy framework for development of Buzzard Point/Near Southeast;
- (c) Encourage office employment growth outside residential use areas, in new development in Downtown, in other areas of the Central Employment Area, and in other Development Opportunity Areas;
- (d) Increase employment in traditional public and private sector office jobs and in new types of jobs in communications, information industries, and high-technology sales and research; special efforts are needed to increase jobs in the Central Employment Area in the face of suburban competition as follows:
 - (1) Continue to implement the Downtown Plan, including strengthening arrangements for Downtown coordination and cooperation and encouraging development in other parts of the Central Employment Area;
 - (2) Work with the National Capital Planning Commission (NCPC) and the General Service Administration (GSA) to increase federal employment in the ward and near the Central Employment Area; and
 - (3) Require Mayor to work with local universities, community development corporations, other community groups, and university/non-profit

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organization/private sector business partnerships to create economic development programs;

- (e) Encourage new retail employment in the Central Employment Area, especially in Downtown;
- (f) Achieve, where appropriate, retail and service development and encourage cottage industries in the neighborhood commercial areas of the ward outside the Central Employment Area, while respecting the scale and needs of the adjacent neighborhoods by doing the following:
 - (1) Taking actions to capitalize on economic opportunities near new Metrorail stations outside the Central Employment Area, including Mount Vernon Square/UDC, Shaw/Howard University, and Waterfront stations;
 - (2) Requiring the Mayor to target special programs to improve neighborhood and community shopping areas, including 17th Street, N.W., 14th Street, N.W., Seventh Street, N.W., and Waterside Mall; and
 - (3) Working with private owners to find ways to develop permanent parking structures, where possible and appropriate, for neighborhood and community commercial areas and promoting “shared parking” between day time and night time users, where appropriate;
- (g) Increase the promotion of the ward’s and the city’s hospitality industry to attract additional visitors and to provide additional visitor amenities and services by doing the following:
 - (1) Continuing to work with the Washington Convention Center Authority Board of Directors to build a new convention center on the six (6) squares north of Mount Vernon Square and to reuse the existing convention center; and
 - (2) Working with the hospitality industry to provide information on lesser known points of interest in Ward 2.
- (h) Make special efforts to retain existing businesses and to attract new businesses, especially small and minority-owned businesses; the Local Business Opportunity Commission (LBOC) and the Mayor shall continue to increase programs to retain and attract small and minority businesses to Downtown and other sections of the Central Employment Area by identifying locations in neighborhood retail centers where there are small and minority business opportunities, and providing special assistance and support if required; and
- (i) Expedite the rezoning of the area designated in the high-density commercial category for the area south of Massachusetts Avenue in the Central Employment Area (CEA) in order to encourage retention and expansion of non-profit and national trade associations.

1303 WARD 2 HOUSING

- 1303.1 Changes in the ward's housing stock during the last several years reflect city-wide trends. Perhaps no other ward in the city has such a diverse housing stock as Ward 2. Restoration in Dupont Circle, Logan Circle, and now Shaw has helped these neighborhoods regain much of their past prominence. They are close to Downtown, Connecticut Avenue, and K Street and are well served by mass transit. Much of the neighborhoods' attraction lies in the beauty of their urbane architecture and tree-lined streets. They are also long lasting reminders of the city's growth from L'Enfant's original plan to today's international city.
- 1303.2 Equally interesting are the Foggy Bottom and Georgetown neighborhoods. Both once contained industrial areas and included gas works, glass companies, breweries, and warehouses. Most of these buildings are gone, removed to make way for the later office, retail, and residential development. Foggy Bottom is a mix of old alley houses, such as those on Snows Court and Hughes Mews, townhouses, mid-rise apartments and condominiums as well as the headquarters of the Department of State. Georgetown, too, has retained much of its historic housing, with quaint alley dwellings and beautifully restored rowhouses.
- 1303.3 Southwest is one of the city's more contemporary neighborhoods. Developed from a massive early 1950's urban renewal program, the Southwest housing stock combines garden apartments, townhouses and high-rise apartments. A popular place for young singles and families, Southwest offers an attractive waterfront and green open space as well as the city's open-air seafood market.
- 1303.4 But even with the success of restoration and new housing development, there are still housing problems. The ward has a large number of public housing units in the Southwest and the central northwest sections of the ward. Unfortunately, many of these units are in disrepair and are overcrowded. Housing for the elderly is in short supply. Many private apartments are being renovated and returned to the housing stock as upscale rental units or condominiums.
- 1303.5 Abandoned units, particularly in the 14th Street, lower Logan Circle, and Shaw neighborhoods cause serious problems. Not only do they contribute to the shortage of affordable housing and are neighborhood eyesores, they are often havens for drug addicts and other illegal activity. The city needs to investigate a severe "use tax" to encourage the rehabilitation of private property to spur neighborhood redevelopment. Neighborhood organizations representing the Shaw Area often complain about the displacement of elderly and low-moderate income persons by renovation activities. Residents of Foggy Bottom, Georgetown, Dupont Circle, and Southwest note rising housing costs and tax assessments as problems.
- 1303.6 Even with these problems, the ward's housing stock continues to improve. The D.C. Housing Authority (DCHA) has programmed large-scale renovations for the ward's public housing stock. Among those units that have been upgraded or are proposed for

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improvements are Syphax, James Creek, and Greenleaf. One Greenleaf high rise building was renovated as housing for the elderly. Various programs are available through DCHA to assist low- and moderate-income families in renting or purchasing units. The District has made a commitment to retain its publicly owned housing inventory, making improvements and alleviating the lack of affordable low-income housing.

- 1303.7 Institutional growth, commercial expansion, and rising housing costs have lessened the amount of housing available in the Foggy Bottom and West End neighborhoods. The Comprehensive Plan and campus master plans provide the means for institutions and residents to address these issues. Opening of the Shaw-Howard University Metrorail Station at Seventh and R Streets, N.W., has helped to spark renewed interest in this neighborhood. Restoration has begun to revitalize the housing stock. Developers are including housing in concepts for creating a new environment at Mt. Vernon Square.
- 1303.8 The Waterfront Metrorail Station connects Downtown with Southwest. The vast acreage in Buzzard Point south of P Street, S.W., has development potential.
- 1303.9 Now there is a new impetus to develop Buzzard Point/Near Southeast. Concept plans include mixed office, retail, recreational, and residential space. Successful development, over the next thirty (30) years or more, will be a major step in the revitalization of this key area of the city.
- 1303.10 The Comprehensive Plan designated Mt. Vernon Square, Market Square (now called Pennsylvania Quarter), Greenleaf Gardens, and James Creek as Housing Opportunity Areas. A Housing Opportunity Area is one in which the District encourages new or renovated housing through public-private partnerships or other means.
- 1303.11 Major progress has been made in creating a new residential neighborhood in Pennsylvania Quarter. Three private developments (the Lansburgh, Market Square, and the Pennsylvanian), developed under the auspices of the Pennsylvania Avenue Development Corporation, have a total of seven hundred forty-five (745) units.
- 1303.12 With renovation underway in Shaw and the potential for housing in Downtown and Buzzard Point/Near Southeast, the ward's housing stock should see a period of growth by 2010. But perhaps more importantly, the District is committed to providing funds to help low- and moderate-income families continue to reside in Ward 2 and thereby retain its ethnic and economic diversity.

1304 WARD 2 OBJECTIVES FOR HOUSING

- 1304.1 The objectives for housing are as follows:
 - (a) Stimulate production of new and rehabilitated housing to meet all levels of need and demand and to provide incentives for the types of housing needed at desired locations;
 - (b) Provide for the housing needs of low- and moderate-income households;

- (c) Improve the low-rent housing program;
- (d) Encourage home ownership;
- (e) Reduce the overall cost of housing among low- and moderate-income households;
and
- (f) Provide regulatory, enforcement, and financial programs to protect, maintain, and enhance the District's housing supply and to strengthen private and public neighborhood services and facilities to support the District's housing programs.

1305 WARD 2 ACTIONS IN SUPPORT OF HOUSING OBJECTIVES

1305.1 The actions in support of housing objectives are as follows:

- (a) The District government shall encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives;
- (b) The District government shall recognize the importance of the lending industry in housing development, identify sites where new housing is to be encouraged, and, in selected cases, provide incentives for desired development. Incorporate strategies to encourage the lending industry to curtail "red-lining" in Ward 2 areas targeted for housing development. Education and incentives should be used to forge cooperative relationships with local lending institutions;
- (c) The government shall also review and recommend suitable regulatory, zoning, tax and financing incentives under appropriate controls to meet housing production goals, particularly for low- and moderate-income and elderly households, with an emphasis placed on reducing regulations and easing the permit process for housing dwellings of three (3) or fewer units;
- (d) The District government shall work with owners and community groups to identify vacant housing units suitable for rehabilitation to make restoration of vacant housing units a major government priority. The Department of Housing and Community Development shall accelerate the return of abandoned buildings to the active residential real estate market;
- (e) The District government shall establish, as a matter of major governmental priority, the production of housing, including low- and moderate-income households in Ward 2, particularly Downtown by doing the following:
 - (1) Exploring the economic feasibility of housing incentives such as tax incentives and land cost write down to encouraging housing in the Downtown area; and

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- (2) Encouraging the inclusion of housing units in appropriate locations in all commercial areas with particular incentives for the central city at designated mixed-use areas and at Metrorail stops;
- (f) In order to maintain the City's housing supply, the Zoning Administrator shall expedite review of reported use-violations of residential properties in the Southwest Urban Renewal Area. Flagrant abuse of the previous urban renewal plan controls has led to parking, traffic, and trespassing problems, as well as a reduction in the number of residential units available for citizen housing;
- (g) The ward has a high percentage of older units in its housing stock. These units must be made more energy-efficient in relation to home maintenance costs. The Mayor should continue to update the codes as necessary, incorporating energy considerations for new and rehabilitated housing construction. The D.C. Energy Office shall continue to publicize programs for home energy conservation;
- (h) The District government shall improve neighborhood-level commercial services throughout the ward while at the same time protecting residential neighborhoods from disruptive uses, promote public/private business partnerships through programs designed to support small neighborhood businesses, implement the Mayor's Neighborhood Commercial Revitalization Program concepts in the 14th Street and 7th Street corridors, and implement an education program for merchants to aid them in improving promotion and management of neighborhood commercial services;
- (i) The District government shall increase new construction and maintenance of rental housing and increase enforcement of housing codes in the ward. The city, in conjunction with non-profit organizations and private investors, shall explore ways of increasing the supply of rental housing. The Department of Consumer and Regulatory Affairs ("DCRA") shall expand housing code violation enforcement procedures and develop methods of penalizing property owners who are chronic offenders.
- (j) An important element causing housing problems has been the demolition and conversion of housing to provide commercial and institutional buildings, university dormitories, offices, classroom space, hotels, and medical clinics. In addition, current zoning regulations permit the conversion of housing stock in residential neighborhoods to medical clinics and doctors' offices. To improve the housing stock and to prevent further loss of housing, adjustments shall be made to existing zoning regulations and to campus plans to address these problems. In addition, the current policy allowing community based residential facilities to be overconcentrated in mixed-use zones causes the severe decline of residential neighborhoods within and adjacent to the mixed-use zones; and
- (k) Support completion of the mixed use residential, hotel, health club, and retail project in Square 51, bounded by 22nd, 23rd, L, and M Streets, N.W., as approved by the Zoning Commission in Order No. 855, and the rezoning of the site to CR.

1306 WARD 2 ENVIRONMENTAL PROTECTION

- 1306.1 Environmental protection has taken on national importance during the last fifteen (15) years. Research has identified specific correlations between the quality of the environment and health. The aging process, work productivity, and mental health are among many aspects of life affected by changes in environmental quality.
- 1306.2 Ward 2 has a variety of urban environmental conditions. Many of the ward's environmental problems are the result of its land use activity pattern. The ward is the center of the metropolitan region's employment, retail, and tourist areas. It is also the city's transit hub. The confluence of the Potomac and Anacostia rivers is at the southern end of the ward.
- 1306.3 Due to the daily influx of vehicles in the ward - buses, taxis, cars, and trucks - exhaust emissions are a major problem, particularly in Downtown and other employment and retail areas. Poor air quality has had a negative effect on street trees and contributes to deterioration of buildings and monuments, as well as to the public health.
- 1306.4 The ward's concentrated residential population, its large work force, and its year-round tourism result in the generation of a large amount of waste.
- 1306.5 Noise pollution is often associated with the numerous construction sites in Downtown, West End, and Southwest. In addition, noise results from traffic and emergency vehicles and air traffic for National Airport.
- 1306.6 The Environmental Protection Element of the Comprehensive Plan addresses the need to alleviate the adverse effects of poor environmental quality. The element contains policies directed toward improving air quality, developing safe solid waste, sludge disposal, and enforcing public health and sanitation standards. Various District government agencies such as the Department of Public Works ("DPW") and the Department of Consumer and Regulatory Affairs ("DCRA") are already implementing programs to improve the city's environmental quality. The Metropolitan Washington Council of Governments (COG) interacts with local jurisdictions to improve the region's environmental quality.
- 1306.7 The District, Prince Georges County, Maryland, and the federal government have entered into a partnership to clean up the Anacostia River. The river is in poor condition, with sediment and high bacteria levels making it virtually uninhabitable for aquatic life.
- 1306.8 A computerized sewage swirl concentrator has been constructed just east of D.C. General Hospital. However, without the combined efforts of the government and area residents, the Anacostia will continue to deteriorate.
- 1306.9 The Potomac River has been improved. Fish and plant life have made a remarkable recovery and, according to a recent Council of Government report, some sections of the river are nearly suitable for swimming. Pollution levels in the river are the lowest in several decades. The dramatic recovery of the Potomac is the result of the combined efforts of local and federal governments and area residents.

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- 1306.10 Conditions along the shorelines, however, need improvement. The Potomac shoreline from Key Bridge to Fort Leslie J. McNair has benefitted from recent developments, but the Anacostia shoreline has not received similar attention. From Buzzard Point to the Navy Yard, the Anacostia west bank is in need of improvement. Seawalls are required to secure the shoreline against erosion. Walkways, lights, benches, picnic areas, and marinas would make this section of the Anacostia an attractive addition to this city's waterfront.
- 1306.11 There is a new commitment to upgrade the quality of the District's environment. With recovery of the Potomac River and other similar efforts, a new era of environmental improvement is beginning for the Anacostia. Proposals for both shorelines are heightening the need for better management of the city's waterfronts. The District, like other large cities, is implementing new technology for solid waste disposal. Regular and bulk trash pickup schedules have been improved, lessening debris in the ward's neighborhoods. In addition, the city's twenty (20) year storm water abatement plan is underway. The Swirl Concentrator will reduce pollution levels in the Anacostia while helping reduce the volume of waste treated at Blue Plains.

1307 WARD 2 OBJECTIVES FOR ENVIRONMENTAL PROTECTION

- 1307.1 The objectives for environmental protection are as follows:
- (a) Improve the quality of water in the rivers and streams of the District to meet public health and water quality standards, and maintain physical, chemical, and biological integrity of these watercourses for multiple uses, including recreation;
 - (b) Improve the quality of the air of the District and its region so as to meet public health standards;
 - (c) Protect the overall environmental quality of the District's land areas by preventing further soil erosion, promoting the restoration of eroded areas, and enforcing prohibitions against illegal dumping and other destructive practices;
 - (d) Improve and develop safe and effective methods of collection, management, and disposal of solid waste and sewage sludge;
 - (e) Promote water conservation in order to ensure adequate supplies of potable water at all times and reduce discharges into the rivers; and
 - (f) Continue to support DPW's upgrade of its street tree maintenance program.

1308 WARD 2 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION OBJECTIVES

- 1308.1 The actions in support of environmental protection objectives are as follows:
- (a) Combat pollution of the Potomac and Anacostia rivers by:

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- (1) Continuing support of regional and interstate efforts to limit upstream pollution from sewage, construction, and agricultural uses;
 - (2) Improving regulation of houseboats and other floating structures in the Washington Channel Marina to reduce water pollution;
 - (3) Encouraging the National Park Service to rebuild riverbanks to stop erosion adjacent to Rock Creek and West Potomac Parks;
 - (4) Cleaning up industrial areas of the Anacostia West Bank, as well as cleaning up the Maine Avenue Fish Market, requiring frequent trash removal, regrading, and repaving right-of-way parking and loading areas;
 - (5) Encouraging the National Park Service to adopt programs for removal of trash accumulations on tidal flats adjacent to East Potomac Park;
 - (6) Supporting research on positive and negative effects of hydrilla in the Potomac to satisfy conflicting public concerns;
 - (7) Requiring that public space in new waterfront development be maintained along shorelines; and
 - (8) Urging the Recreation Advisory Board to create a subcommittee for waterfront recreation;
- (b) Reduce trash and litter in outdoor spaces throughout the ward by doing the following:
- (1) Urging DPW to increase weekend trash pick-ups in congested areas;
 - (2) Requiring enforceable requirements for an exterior trash removal plan as part of the business of licensing of carry-out, fast food, and convenience stores;
 - (3) Addressing problems of dumpsters located in public space or parking areas through enforcement of existing regulations; there shall be no dumpsters located in public space fronting a building where there is an alley access, and there shall be no dumpsters located on major pedestrian walk areas;
 - (4) Encouraging Advisory Neighborhood Commissions (“ANC's”) to develop and announce neighborhood clean-up campaigns in conjunction with the special city trash removal schedule;
 - (5) Establishing a routine and adequate city trash clean-up program for grounds and public spaces in vacant public housing projects and other city-owned property; and
 - (6) Requiring DCRA to require that applicants for demolition permits submit plans for cleanup, ground cover, fencing and screening, and trash removal; all vacant

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lots resulting from demolition activities shall be fenced and secured and the DCRA shall require the fencing to be maintained;

- (c) Reduce air pollution in the ward;
- (d) Address causes of noise pollution in the ward by doing the following:
 - (1) Working with the Metropolitan Washington Airports Authority to improve airport operations and reduce noise, especially in Ward 2;
 - (2) Working with Washington Metropolitan Area Transit Authority (“WMATA”) to reduce bus noise for new buses, especially during acceleration;
 - (3) Enforcing the prohibition on operations of intercity buses (including charter tour buses) on all city streets other than arterials and prohibiting parking or standing with motor running except while boarding or unloading passengers;
 - (4) Enforcing noise limits for operations of trucks within the city, including city-owned trucks, refuse trucks, and cement trucks;
 - (5) Requiring DCRA to enforce restrictions on the operation of construction equipment and any other noise-generating on-site activities through limitations on building permits to limit the hours of construction to between 7 a.m. and 5 p.m. on weekdays at any location in or within five hundred feet (500 ft.) of a predominantly residential building or a residentially zoned district and by prohibiting construction operations within five hundred feet (500 ft.) of residential areas on Sundays;
 - (6) Prohibiting installation or use of burglar alarms on buildings and in cars that generate an audible signal for more than fifteen (15) minutes except where police authorities or on-duty security guards have access to premises or vehicle and providing enforcement of this prohibition;
 - (7) Requiring DPW to enforce restrictions on delivery and mover vehicles and on the operation of solid waste hauling equipment through limitations on vehicular operating permits to the hours of operation to between 7 a.m. and 5 p.m. on weekdays and Saturdays at any location in or within five hundred feet (500 ft.) of a predominantly residential building or a residentially zoned district and by prohibiting waste hauling operations in such areas on Sundays; and
- (e) Improve natural resources planning and management within Ward 2 by doing the following:
 - (1) Encouraging the Department of Recreation and Parks, working with the National Park Service, to improve existing programs that maintain and enhance Ward 2’s parks and open spaces;

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- (2) Requiring the Zoning Commission to establish an open space zone designation to protect the ward's privately owned parks, cemeteries, etc; and
- (3) Ensuring that street and highway planning is consistent with federal standards for permissible levels of traffic vibration, noise, and air pollution; and that streets and highway planning reduces to a minimum the impact of non-local traffic on residential streets; land use patterns and transportation planning should strive to decrease reliance on automobiles.

1309 WARD 2 TRANSPORTATION

- 1309.1 Transportation is a vital part of urban life. The special nature of transportation services and impacts in Ward 2 results from the location of the ward at the center of the city and region, at the focal point of the Metrorail system, bus lines, and the city's freeway and arterial street system. In many respects, residents of Ward 2, and employees who work in Ward 2, enjoy the best transportation access and service of any area in the city. At the same time, this location at the hub of the region's transportation system produces some adverse impacts on the quality of life in the ward.
- 1309.2 Metrorail has been the single most important factor in improving transportation access to the center of Washington. Ward 2 is at the center of the Metrorail system, which includes the Red, Orange, Blue, Yellow, and Green lines. Within the ward, there are now sixteen (16) Metrorail stations in operation.
- 1309.3 These Metrorail lines bring about two hundred fifty thousand (250,000) riders per day into central Washington, primarily into Ward 2 (1992). Ward residents enjoy excellent Metrorail access to jobs in the Central Employment Area and for "reverse commuting" trips to outlying jobs. Since the stations are so close together at the center of the system, Metrorail also serves as a convenient neighborhood transit system for Ward 2 residents and employees.
- 1309.4 Ward 2 is also the focal point for the Metrobus system with nearly one hundred (100) metrobus routes running through the ward. Most of these routes converge on the Central Employment Area.
- 1309.5 Ward 2 is also the focus of major arterial streets feeding into the Central Employment Area. Arterials such as Wisconsin, Massachusetts, Connecticut, Georgia, New York, Maryland, and Pennsylvania Avenues carry automobile and truck traffic into the center city from outlying District neighborhoods and from the Maryland suburbs. To the south, traffic from Virginia moves across the Potomac River into Ward 2 over the Key, Theodore Roosevelt, Memorial and 14th Street Bridges. Traffic from the eastern sections of the District and Maryland enters Ward 2 over the South Capitol Street, Frederick Douglass Bridge across the Anacostia River. On a typical workday (1993 data), two hundred twenty-four thousand (224,000) vehicles come into the central area of the city during the peak period (6:30 a.m. to 9:30 a.m.).

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- 1309.6 Once in the city, auto and truck traffic move over two (2) types of street systems. The first is the system of diagonal avenues with an overlay of grid streets, a pattern derived from the L'Enfant Plan. The wide avenues and streets of this system are efficient for moving traffic, but the flow is complicated by the pattern of circles and squares.
- 1309.7 The second type of system is the freeway system, consisting of the Southwest Freeway, the Center Leg Freeway, and the Whitehurst Freeway along the Georgetown Waterfront.
- 1309.8 In the late 1960's, District citizens and the District government made a decision to limit freeway construction in favor of neighborhood preservation and Metrorail construction in order to stress urban and human values. No other freeway extensions are planned in Ward 2.
- 1309.9 Major volumes of automobile and service traffic must pass through Ward 2 neighborhoods, primarily along arterial routes, to reach the Central Employment Area. This traffic has some adverse impacts on these neighborhoods. In addition, some neighborhoods are also adversely impacted by both commercial and private motor vehicles circling around blocks in search of drugs and prostitutes.
- 1309.10 Parking is a problem in the Central Employment Area. Even with increased Metrorail use, parking demands arise with increased employment growth. There is a special need to provide short-term parking for retail customers, especially in Downtown.
- 1309.11 Parking in the residential neighborhoods of Ward 2 is a major problem. Since many dwellings do not have off-street parking, cars compete for limited on-street spaces. Many of the Ward 2 neighborhoods are adversely affected by spillover parking from the Central Employment Area. Some neighborhoods, such as Georgetown, Foggy Bottom, West End, and Dupont Circle, are also affected by evening visitors to restaurants, bars, and entertainment. Spillover parking problems are only partially alleviated by the neighborhood parking program. In addition, Foggy Bottom and Georgetown are adversely affected by student parking from George Washington and Georgetown Universities; as such, efforts should be made by the universities to provide parking for these vehicles. These universities should discourage students from driving cars to the campuses by encouraging students to ride public transportation.
- 1309.12 Taxicab activity is concentrated in the central part of the city. Ward 2 residents and employees have the best taxi service in the city, but are still subject to many of the problems of current taxi operations. Improved and innovative taxi service, such as additional cabstands and better call service, could benefit Ward 2.
- 1309.13 Pedestrian movement is the largest and most efficient means of transportation in Ward 2. Every workday, the over four hundred thousand (400,000) employees in the ward walk hundreds of thousands of miles in the Central Employment Area and in other parts of Ward 2. Visitors and shoppers also walk many hundreds of thousands of miles in the ward; many residents can walk to shopping, entertainment, and cultural activities. Improvement of the safety and attractiveness of the pedestrian environment would encourage additional walking, a very worthwhile transportation investment. Residents would benefit from the construction

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of additional housing in areas adjacent to the Central Employment Area without unduly affecting the transportation system.

- 1309.14 Commuter railroad service comes into Union Station from the Maryland suburbs. Commuter train service from Virginia began operation in 1992. More importantly, intercity Amtrak passenger service is provided from Union Station. Ward 2 residents, employees, and visitors have easy access to National Airport by way of Metrorail, taxi, and private automobile. At the same time, the noise caused by use of National Airport has an adverse impact on some Ward 2 neighborhoods, especially on Southwest, Foggy Bottom, West End, and Georgetown.
- 1309.15 Bicycles also have considerable potential as a means of transportation in Ward 2. Bicycle use is relatively limited compared to the potential, but bicycle commuting by Ward 2 residents and others coming into the Central Employment Area is increasing. Bicycles are also heavily used by couriers in the central city area. Off-hour and weekend recreational use is probably as significant as the use of bicycles for the journey to work. Safety of bicyclists and security of parked bicycles are major concerns. Bicycles should be banned from sidewalks south of Florida Avenue, N.W. due to the residential character of the neighborhoods and the narrow sidewalks.
- 1309.16 The D.C. Bicycle Advisory Council has recommended a Bicycle Transportation Plan for the District of Columbia (June 1987). The recommended plan proposes a network of bike routes extending through Ward 2. The plan recommends additional study of bicycle use and safety improvements in the Central Employment Area.
- 1309.17 Other forms of transportation in the Ward include boat service on the Potomac and Anacostia rivers and limited helicopter services.

1310 WARD 2 OBJECTIVES FOR TRANSPORTATION

- 1310.1 The objectives for transportation are as follows:
- (a) Increase transportation access to the Central Employment Area; and
 - (b) Improve mobility within Ward 2 for residents, employees, and visitors, while minimizing adverse transportation impacts on commercial areas and residential neighborhoods.

1311 WARD 2 ACTIONS IN SUPPORT OF TRANSPORTATION OBJECTIVES

- 1311.1 The actions in support of transportation objectives are as follows:
- (a) Increase use of public transit and taxis by doing the following:
 - (1) Strongly encouraging WMATA to make operational improvements to the Metrorail system by extending operating hours, improving lighting and directional

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signage in and around the stations, establishing a policy that at least one “up” escalator is operating at all times, and announce the beginning and end of rush hours; and

- (2) Encouraging the D.C. Taxicab Commission to give special attention to new taxi services, including inspection of taxi fleets to improve the safety, cleanliness, and comfort of taxis rented to drivers, thus improving service in Ward 2 and reducing the need for private automobile use in the center of the city;
- (b) Improve access to, and transportation efficiency within, the Central Employment Area and other areas where new development is occurring by doing the following:
- (1) Requiring DPW to improve circulation around the Mount Vernon Square area, the West End, and the Northwest No. 1 Urban Renewal Area to reduce adverse traffic impacts in adjacent neighborhoods;
 - (2) Requiring DPW, which has completed the installation of an automated traffic control system, to check the adequacy of traffic signals for pedestrian safety and efficient vehicle flow; and
 - (3) In order to improve traffic flow, increasing Police/DPW enforcement of regulations for vehicles illegally blocking street lanes and increasing enforcement and removal of vehicles, especially commercial vehicles, parked on sidewalks and public space, especially in zoned residential areas;
- (c) Maintain and improve streets and freeways in Ward 2, and improve streets in major Urban Renewal areas including Downtown, Northwest One, Lower Shaw and Southwest by doing the following:
- (1) Requiring DPW to increase its program for the repair, reconstruction, and redesign of streets, alleys, and freeways, including new sidewalks, curbs, and storm drain covers, where appropriate;
 - (2) Requiring DPW to undertake a special study of future street construction needs in Buzzard Point/Near Southeast; and
 - (3) Encouraging the city to consider pedestrian and bicycle needs when streets are redesigned and improved;
- (d) Provide sufficient parking in the Central Employment Area and provide adequate parking in both residential and commercial areas by doing the following:
- (1) Requiring that the city and Downtown merchants adopt public/private parking management programs in the Central Employment Area where needed, in order to provide parking for short-term retail and business patrons and to discourage all-day commuter parking and develop special parking/loading programs for

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community commercial areas, with emphasis on problem parking areas, subject to the approval of the affected ANC;

- (2) Exploring innovative methods of providing additional parking such as leasing parking spaces at public facilities to parking operators for evening and weekend use in areas where parking is a problem, subject to the approval of the affected ANC;
 - (3) Strictly adhering to current parking requirements of the zoning regulations except in the 14th Street, N.W., Uptown Arts Overlay District and expeditiously implementing the Municipal Off-Street Parking Act;
 - (4) Requiring DPW to require parking lot owners in residential and commercial districts to maintain public space in front of lots and requiring parking lots to be screened, landscaped, fenced and locked up at night or when closed; the DPW, the Zoning Commission, and the Board of Zoning Adjustment shall provide enforcement, licensing, and license inspections for these provisions; and
 - (5) Requiring DPW to institute enhanced residential parking programs in highly impacted areas;
- (e) Increase pedestrian movement and safety and improve the pedestrian environment by doing the following:
- (1) Developing and implementing plans for streetscape and pedestrian improvements in Downtown and other sections of the Central Employment Area;
 - (2) Developing adequate pedestrian walkways in areas of future development, including North Capitol Street, and Buzzard Point/Near Southeast;
 - (3) Improving special connecting pedestrian routes such as M Street between Connecticut Avenue and Georgetown, the Monumental Core and Downtown, and pathways along waterfront areas in Georgetown and the Buzzard Point area;
 - (4) Developing plans to improve pedestrian movement and safety in the Dupont Circle area;
 - (5) Requiring DPW to ensure that existing pedestrian ways are maintained and requiring wider covered walkways, firmer flooring, and substantial overhead protection during the construction of new buildings or major renovation of existing buildings;
 - (6) Requiring DPW to publicize in the District of Columbia Register its repair program for older commercial districts where sidewalks have deteriorated; and
 - (7) Ensuring that the locations of licensed sidewalk vendors are on public passageways of sufficient width that such vendors and their customers do not

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impede pedestrian movement and safety and that locations and numbers of newspaper vending machines do not impede pedestrian movement especially at street corners and other street crossing areas and at Metrorail and bus stops;

- (f) Implement the city's Bicycle Plan recommendations for Ward 2 and undertake additional study of bicycle use within the Central Employment Area, with particular emphasis on bicycle safety, parking, and security;
- (g) Encourage innovative transportation by water;
- (h) Support land use policies that encourage better use of transportation services throughout the entire city such as concentrating employment in the Central Employment Area, locating development near Metrorail stations, and developing new housing within walking distance of the Central Employment Area;
- (i) Adopt regulations for "shared parking" between day time and night time users; and
- (j) Requiring that any proposal for rerouting traffic from principal arterial or higher category to a minor arterial or lower category street undergo a full Environmental Impact Statement (EIS).

1312 WARD 2 PUBLIC FACILITIES

- 1312.1 There are a number of public facilities throughout Ward 2 that make essential services available to all members of the community. These facilities include schools, parks, recreation centers, libraries, fire and police stations, and general public works.
- 1312.2 There are presently twenty (20) public schools in Ward 2, including eleven (11) elementary schools, four junior high schools, one middle school, one senior high school (School Without Walls), an elementary art center, a special education school, and the Duke Ellington School for the Arts.
- 1312.3 The University of the District of Columbia uses the Carnegie Library building at Mount Vernon Square in Ward 2. Three (3) private universities are also located in the ward: Georgetown; George Washington; and Southeastern. Georgetown University has expanded its law school at New Jersey Avenue and G Street, N.W. and has constructed a law school dormitory.
- 1312.4 The District of Columbia Public Library is funded by the District government and administered by an appointed Board of Trustees. Ward 2 is served by the main library, the Martin Luther King, Jr. Memorial Library, in which the nationally acclaimed King Mural is on permanent display. Branch libraries in Ward 2 include: Watha T. Daniel; Southwest; Georgetown; West End; and Sursum Corda community libraries. The UDC - Mount Vernon Campus Library, in the old Carnegie Library building, provides limited library service.

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- 1312.5 The headquarters of the Metropolitan Police Department (“MPD”) is located in Ward 2 at 300 Indiana Avenue, N.W. Ward 2 is served by three (3) districts of the Metropolitan Police Department. They are the First District Station, 415 Fourth Street, S.W., the Second District Station, 3320 Idaho Avenue, N.W., and the Third District Station, 1620 V Street, N.W. The fire services are organized into two (2) components-engine companies that include the basic fire-fighting apparatus, such as hoses, water connections and pumping equipment, and truck companies that provide ladder trucks and related equipment. In addition to land based fire- fighting responsibilities, the D.C. Fire Department is responsible for fire boat operations. In Ward 2 there are ten (10) engine companies, two (2) fire boats and five (5) ambulances.
- 1312.6 The District is served by two (2) major recreation systems. One is administered by the District’s Department of Recreation and Parks (“DRP”) and the other by the National Park Service (“NPS”). The District’s Department of Recreation and Parks operates recreational programs at eighteen (18) locations on more than ninety-three (93) acres. Recreational facilities include five (5) swimming pools and fourteen (14) tennis courts. The National Park Service maintains one thousand one hundred eighty-eight (1,188) acres that include the Mall, East Potomac Park, West Potomac Park, the Lady Bird Johnson Park, a small portion of Rock Creek Park, and numerous small parks. Ward 2 has a total of one thousand two hundred eighty-one (1,281) acres of park land.
- 1312.7 The Pennsylvania Avenue Development Corporation has created new open spaces along the Avenue between the Capitol and the White House including Pershing Park, Freedom Plaza, Navy Memorial/Market Square Park, Indiana Plaza, and John Marshall Park.
- 1312.8 Several other public facilities are operated by the D.C. Department of Human Services. These neighborhood centers offer general health care, maternal, mental health, and other community services.
- 1312.9 The District government departments that are primarily responsible for carrying out the policies related to public facilities are the Departments of Housing and Community Development, D.C. Housing Authority, Public Works, Administrative Services, the Office of the Deputy Mayor for Finance, and the Office of Planning.
- 1312.10 The public facilities goal of the District is to provide adequate public facilities, support the cost-effective delivery of municipal programs and services, and support economic development and neighborhood improvement objectives.
- 1312.11 The major tool for implementing the policies in the Public Facilities Element is the Capital Improvements Program (“CIP”). Under Mayor’s Order 84-87, a Capital Program Coordinating Office was created in the Office of the Budget to prepare the Capital Budget and the Capital Improvement Plan. The Office of Planning is currently responsible for reviewing all projects recommended for inclusion in the CIP for consistency with the Comprehensive Plan.

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- 1312.12 In general, the public facility recommendations support the upgrading of certain facilities, provide for, along with other improvements, the accessibility of the handicapped, as well as better maintenance of parks, playgrounds, and recreation centers.

1313 WARD 2 OBJECTIVES FOR PUBLIC FACILITIES

- 1313.1 The public facilities objectives are as follows:

- (a) Ensure the construction, rehabilitation, and maintenance of facilities essential for public service delivery to the ward's current and future population; and
- (b) Provide for coordinated planning of public facilities construction or rehabilitation.

1314 WARD 2 ACTIONS IN SUPPORT OF PUBLIC FACILITIES OBJECTIVES

- 1314.1 The actions in support of public facilities objectives are as follows:

- (a) Monitor the reuse of surplus public properties to ensure reuses that are compatible with the existing character of the surrounding neighborhood;
- (b) Work with private service organizations to ensure that their locations and operations do not create negative impacts in the ward;
- (c) More adequately address fire, housing, and building code problems in Ward 2 public and private housing units; DCRA, the Fire and Emergency Medical Services Department, and D.C. Housing Authority ("DCHA") shall identify code problems in public housing units and program improvements;
- (d) Require DCRA, the Department of Human Services ("DHS") and the Community Based Residential Facilities Office, working with the Board of Zoning Adjustment to do the following:
 - (1) Ensuring that CBRF's are licensed and appropriately located throughout Ward 2, by requiring five hundred feet (500 ft.) minimum spacing between CBRF's regardless of zones or number of occupants to minimize adverse neighborhood impacts;
 - (2) Increasing the umbrella of CBRF's to include service providers, all to have the same spacing requirement (no action to ensure the appropriate location shall violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 *et seq.*) ("Fair Housing Act")) (For the purposes of this paragraph, the term 'handicap' has the same meaning as in §802(h)); and
 - (3) Increasing enforcement of zoning regulations related to CBRF's as part of a formal equitable distribution program involving all wards of the city;

- (e) Since access to recreational facilities is inadequate and costly for residents, particularly for the elderly, disabled, handicapped and young children, increase the supply of recreational facilities in some of the more densely populated neighborhoods throughout the ward (the northern and western sections of Ward 2) by doing the following:
 - (1) Continuing efforts to develop a variety of recreational opportunities for residents of the ward;
 - (2) Requiring the Department of Recreation and Parks to increase efforts to meet the needs of special population groups, including programs for juveniles and the mentally and physically disabled and other persons who have been deprived of adequate recreational resources; and
 - (3) Encouraging the Department of Recreation and Parks and the National Park Service (“NPS”) to continue to work together to foster use of federal park and recreational facilities in Ward 2; and
- (f) Construct a new convention center on the six (6) squares north of Mount Vernon Square.

1315 WARD 2 URBAN DESIGN

- 1315.1 Ward 2 neighborhoods exhibit a variety of urban design characteristics. For instance, Georgetown has a very special character generally established by small-scale buildings along tree lined streets, encircled by a ring of parks. The Georgetown waterfront, however, is an area that has undergone a significant change of character over the past ten (10) years.
- 1315.2 Georgetown University, on a hill and largely removed from the activity of the city, has a number of Gothic buildings that establish an image of tradition. George Washington University, in Foggy Bottom at the edge of the Central Business District, is a much more urban campus. Fort McNair, site of the Army War College, is a cross between a campus and a military enclave.
- 1315.3 The Southwest area has a different physical character than other sections of Ward 2, having been almost completely rebuilt under the urban renewal program of the late 1950s and 1960s. In fact, urban renewal has had a significant effect on much of Ward 2.
- 1315.4 Some areas, such as part of the Buzzard Point/Near Southeast area, lack a strong design character, although development in the future will provide an opportunity to change this situation. The design of urban development is typically influenced by both formal and informal urban design processes. The most important formal design determinant in Washington, D.C. (and Ward 2) has been the Height Act of 1910, creating a strongly horizontal city.

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- 1315.5 Some parts of the ward receive detailed design review. The U.S. Commission of Fine Arts and the National Capital Planning Commission have long placed special emphasis on the design and development of the Monumental Core. The Architect of the Capitol has given special attention to the design of the Capitol area. Some other areas of Ward 2, adjacent to federal buildings and grounds, receive design review from the Commission of Fine Arts under the provisions of the federal Shipstead-Luce Act. The Pennsylvania Avenue Development Corporation (PADC) administers a design and review process for the Pennsylvania Avenue Development Area (now done by the General Services Administration, National Capital Planning Commission, and the National Park Service since the PADC was abolished in 1996). The twenty-one (21) historic districts in the ward receive design review through the D.C. Historic Preservation Review Board. Development of urban renewal disposition sites receives design review from the Redevelopment Land Agency (RLA) Design Panel. WMATA also influences design on its parcels adjacent to station entrances and, of course, the Metrorail system itself influences many design decisions. However, while there is considerable design review activity in Ward 2, this review is somewhat disjointed. Some areas of the ward receive major design attention, while other areas receive almost none. Furthermore, there is no formal design plan for the entire ward, nor does there appear to be any sort of shared vision of how Ward 2 should look and function.
- 1315.6 Urban design can also take place through informal means, through cooperative private efforts or when there is a consensus on desirable design character. The level of architectural design for individual buildings has generally improved lately as developers and their architects seem to be more concerned about the context of their buildings.
- 1315.7 Much of Ward 2 has been redeveloped in recent years. Some sections of the ward are designated for preservation and design change in these areas will be limited. In other areas, there are opportunities to create a new design character. These opportunities exist now in the Downtown and to a lesser extent in the West End. They will exist in the future in Mount Vernon Square North and Buzzard Point/Near Southeast. The areas around two of the more recently opened (1991) Metrorail stations offer special design and development opportunities (Mount Vernon Square/UDC and Shaw/Howard University).
- 1315.8 The overall urban design goal is to promote the protection, enhancement, and enjoyment of the natural environs and to promote an environment that provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient.
- 1315.9 Special emphasis has been placed on the urban design of Downtown. Objectives and policies dealing with the urban design of Downtown are included in the adopted Downtown Plan Element of the Comprehensive Plan.

1316 WARD 2 OBJECTIVE FOR URBAN DESIGN

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- 1316.1 The objective for urban design is to develop a quality urban design environment, combining old and new developments, taking maximum advantage of special design Opportunity Areas.

1317 WARD 2 ACTIONS IN SUPPORT OF THE URBAN DESIGN OBJECTIVE

- 1317.1 The actions in support of the urban design objective are as follows:

- (a) Enhance the special design character and improve street design standards of the street system in Ward 2 by doing the following:
 - (1) Establishing a committee to develop a uniform municipal sign system, including the review of prototypes for automobile and pedestrian directional signs to major public and private attractions;
 - (2) Encouraging the choice of unenclosed sidewalk cafes over enclosed sidewalk cafes, by amending the laws and regulations if necessary, in order to encourage pedestrian activity while maintaining the essential unobstructed continuity of the public space along sidewalks in commercial areas;
 - (3) Enforcing the present law on the size of public passageways and increasing the minimum size of public passageways in crowded areas; and
 - (4) Revising the vending regulations to reduce concentrations of sidewalk vendors and to improve the appearance and public safety considerations of sidewalk vendors;
- (b) Enhance the overall design character of Ward 2, and the special character of the different areas and neighborhoods of Ward 2, including those undergoing major redevelopment as follows:
 - (1) The Office of Planning (OP) shall prepare urban design guidelines for areas within Ward 2 as part of its small area plans;
 - (2) The city should include urban design guidelines as part of the planning program for Development Opportunity Areas and for other areas that will undergo major development in the future (Mount Vernon Square North, West End, and South Capitol Street/Buzzard Point);
 - (3) The city, in conjunction with community groups, shall place special emphasis on maintaining and enhancing distinguishable physical qualities including open spaces and landscape features throughout Ward 2;
 - (4) The city shall find ways to protect and enhance the special character of neighborhood commercial centers, such as 7th Street, N.W., 14th Street, N.W., and M Street in Georgetown;

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- (5) Uniform streetscape and building design guidelines including signage standards shall be created. The guidelines shall become part of the small area plans and the guidelines should not serve to overly restrict architectural creativity in design; and
 - (6) The Seventeenth Street Design Plan shall be implemented. The Plan calls for streetscape improvements to all publically owned land immediately in front of the private property line, all sidewalk areas, all parkways, all curbs, and all right-of-ways on both sides of the street from 1711 17th Street, N.W. on the north, to 1500 17th Street, N.W. on the south, and the adjoining, contiguous commercial areas of R, Corcoran, Q, Church, and P Streets, N.W.;
- (c) Place special emphasis on the sensitive design of areas around Metrorail stations where new development is likely to occur, respecting the integrity of those areas adjacent to those sites by doing the following:
- (1) Ensuring that detailed development and urban design plans are created for Metrorail station areas within the ward where new development is likely to occur; and
 - (2) Ensuring that development around and adjacent to the stations provides pedestrian amenities, ease of access, lighting, security, and signage befitting a portal to the city; in addition, adequate buffering and integration of new development into the surrounding neighborhood should be encouraged;
- (d) Emphasize superior design of new development and open space along Ward 2 waterfront areas as follows:
- (1) The city, working with the National Park Service, shall ensure that Ward 2 waterfront areas, including Georgetown, Maine Avenue, Buzzard Point and along the Anacostia River, provide public access and use;
 - (2) Economic development incentives shall be used by the city to promote quality developments along waterfronts, with open space, parks for recreation and cultural programs, and street-level retail activity during the day and night; and
 - (3) The District government shall transfer District-owned land on the Georgetown waterfront to the National Park Service for park development, after the renovation of the Whitehurst Freeway is completed; and
- (e) Require strategies that will address the treatment of vacant buildings and vacant land. DCRA shall enforce the requirement that owners of property with vacant structures that remain vacant for more than sixty (60) days shall secure them against unauthorized entry, including through windows, doors and public space, by the use of security bars, cinder blocks or security fencing as appropriate. The city shall place a lien on the property if the owner does not bring the property into compliance after the specified

time period. DCRA shall develop programs that would encourage the owners of vacant buildings, particularly residential buildings, to sell or renovate.

1318 WARD 2 PRESERVATION AND HISTORIC FEATURES

1318.1 Ward 2 is the oldest area of the city in terms of the physical development of the District of Columbia. The earliest commercial development, the first buildings of the federal government, and the earliest residential neighborhoods are all located in Ward 2. The legacy of the L'Enfant Street plan provides a fabric of special streets, squares, circles and other open spaces. Ward 2 is therefore especially rich in landmark buildings and historic areas, which help give it a unique physical character. Historic districts comprise a considerable portion of the land area of Ward 2. Ward 2 has the largest number of individual landmark buildings of any ward in the city and has twenty-one (21) historic districts.

1318.2 The historic districts listed on the National Register of Historic Places (both individual sites and areas are included) are as follows:

- (a) Dupont Circle;
- (b) Foggy Bottom;
- (c) Georgetown;
- (d) Lafayette Square;
- (e) Logan Circle;
- (f) Massachusetts Avenue;
- (g) Pennsylvania Avenue;
- (h) 16th Street;
- (i) Strivers' Section;
- (j) Blagden Alley-Naylor Court; and
- (k) Greater 14th Street.

1318.3 The historic districts determined to be eligible for the National Register are as follows

- (a) Downtown;
- (b) 15th Street Financial; and

(c) Pennsylvania Avenue Historic Site.

1318.4 Federally-owned historic districts listed on the National Register are as follows:

- (a) C&O Canal;
- (b) East and West Potomac Parks;
- (c) Ford's Theater;
- (d) National Mall;
- (e) President's Park South;
- (f) Washington Monument and Grounds; and
- (g) Analooston Island (Roosevelt Island).

1318.5 The scale and character of these historic districts vary considerably. Thus, it is important that preservation activity take into consideration the unique characteristics of each historic district.

1318.6 Despite this major historic preservation presence, there is still concern about the protection and enhancement of historic resources in Ward 2. This concern focuses on the preservation of landmark buildings, the historic character of certain streets and areas, and the preservation of the fabric, small scale and remaining open space in historic districts.

1318.7 Existing programs for historic preservation are carried out by the District government, the federal government, and private organizations. The Historic Preservation Office of the Department of Consumer and Regulatory Affairs, which provides technical staff support to the D.C. Historic Preservation Review Board, is responsible for administering the District's program, and functions within the regulatory framework of the Historic Landmark and Historic District Protection Act of 1978, effective March 3, 1979 (D.C. Law 2-144; D.C. Code § 5-1001 *et seq.*) ("D.C. Law 2-144"). The Mayor's agent for D.C. Law 2-144 has the authority to determine demolition of landmarks or buildings in historic districts for "projects of special merit" or "projects in accordance with the Act." The Historic Preservation Review Board advises the Mayor's agent for D.C. Law 2-144 on construction permit applications affecting historic landmarks or buildings in historic districts. In addition to programs under D.C. Law 2-144, the Historic Preservation Division implements federal preservation programs, including provision of technical and financial assistance for surveys and special studies to identify historic buildings and areas for potential landmark designation and determination of ways to retain and use these resources.

1318.8 A wide variety of other District programs contribute to historic preservation, including housing programs and capital improvements. The city and its agencies (including the Zoning Commission) will place special emphasis on preserving historic district's and the buildings in

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them. Because of the historic federal buildings and lands in Ward 2, the federal government has a major role in protecting and enhancing the historic environment of Ward 2.

- 1318.9 Many citizen and neighborhood groups also play a vital role in preservation activities in Ward 2. The D.C. Preservation League, the city's umbrella preservation organization, has been especially concerned with preservation activities in Ward 2, especially in Downtown. The Georgetown Citizens Association, the Foggy Bottom Association, the Logan Circle Community Association, and the Dupont Circle Conservancy have strong preservation programs.
- 1318.10 Ward 2 has been the focus of a number of preservation struggles and many preservation victories. The preservation and reuse of the Old Post Office and the Willard Hotel are two special examples.
- 1318.11 In terms of landmark buildings and historic districts, the preservation framework is generally established in most of Ward 2. The major exceptions are the Shaw Area and the Mount Vernon Square North Area, where additional designation of landmarks and establishment of districts may be warranted.
- 1318.12 The issue of preserving historic streets and open spaces is somewhat more complex. The street and open space pattern in most of Ward 2 is a reflection of the L'Enfant Plan, as modified over time. The avenues, streets and related squares, circles, parks, and open spaces of Ward 2 provide a special character and help establish a special image for Washington, D.C., as a city and as the nation's capital.
- 1318.13 The design and maintenance of these streets and squares raises issues of historic character, which are related to urban design issues. The historic character of streets and spaces is influenced by the actual physical design and by activities. Obstruction of views, movement along Special Streets, and insensitive design of sidewalk cafes in historic districts, especially those attached to landmark buildings, can detract from the character of the historic district or landmark. Georgetown has its own unique street pattern with special characteristics. This pattern is not as formal as in other areas of the ward that were parts of the L'Enfant Plan. In the case of Foggy Bottom, its historic district is enhanced by Washington's remaining 19th century alley dwellings which are virtually unique to the city.
- 1318.14 The issue of a landmark street surfaced in the case of the 8th Street vista through the Techworld project and G Street through the arena project. The issue of historic streets and places usually involves not only historic preservation questions, but also broader questions of urban design.
- 1318.15 A variety of forces will shape the preservation environment over the next five (5) to ten (10) years. The concept of historic preservation has achieved growing community support that seems likely to increase in future years. An improved climate for investment in central Washington has made developers willing to invest in renovation in many areas of Ward 2 (although such activity decreased during the recession in the early 1990s). This trend also is likely to continue, especially in the Shaw Area. Rising land values also bring new development and preservation conflicts.

1319 WARD 2 OBJECTIVES FOR PRESERVATION AND HISTORIC FEATURES

1319.1 The objectives in support of preservation and historic features are as follows:

- (a) To designate buildings and areas in Ward 2 meriting historic landmark or historic district protection;
- (b) To preserve and reuse historic landmarks and buildings in historic areas in Ward 2;
- (c) To preserve the design quality of historic and special streets and places in Ward 2; and
- (d) To preserve and protect existing buildings and small scale and open spaces in historic areas in Ward 2.

1320 WARD 2 ACTIONS IN SUPPORT OF PRESERVATION AND HISTORIC FEATURES OBJECTIVES

1320.1 The actions in support of historic preservation and historic features objectives are as follows:

- (a) The District government shall do the following:
 - (1) Undertake surveys in Shaw and Mount Vernon Square to determine what additional buildings and sites should be designated as historic landmarks and what additional areas should be designated as historic districts;
 - (2) Complete process of designating additional landmarks and historic districts in Ward 2; and
 - (3) Undertake studies of special streets and places in Ward 2, with emphasis on the major avenues, circles, and squares of the L'Enfant Plan, as well as community streets with special character;
- (b) Require DPW and the Public Space Committee to pay particular attention to the approval, design, and character of sidewalk cafes located in historic districts or attached to historic landmark buildings;
- (c) Require DCRA to increase awareness of and access to facilities, places and activities in order that residents and visitors gain a fuller understanding of their culture and history. DCRA should focus special attention on the numerous historical and cultural facilities within Ward 2 to inform the general public of their existence and availability;

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- (d) Current residents are concerned that new historic district designations may result in displacement and neighborhood change. In Ward 2 the greatest concern is in Shaw. DCRA, DHCD, and DCHA should implement programs to assist the preservation of buildings for low- and moderate-income residents as required;
- (e) The District government shall restrict excessive sidewalk vending activities as they detract from the character of historic districts and landmarks buildings;
- (f) To ensure uniform design and preservation standards throughout the twenty-one (21) historic districts in the Ward, the D.C. Historic Preservation Review Board shall, upon request of the affected ANC, review all permit applications relating to new construction, alterations, or demolition in the historic district without exception. The review shall occur on the record at a public hearing in full conformity with the provisions of D.C. Law 2-144 and shall provide affected ANCs full participation in conformity with the ANC Act, irrespective of any other design review;
- (g) To ensure consistent design and preservation standards throughout the twenty-one (21) historic districts in the ward, the Mayor's agent shall issue written decisions in all protested cases in full accordance with D.C. Law 2-144 and the ANC Act;
- (h) The Office of Planning shall develop regulations which will prohibit a developer of a "Large Tract" (greater than fifty thousand square feet (50,000 ft._ or three (3) acres) from evading "Large Tract Review" by dividing the project into "stages" or "phases" which individually are less than the threshold size, but which, when aggregated, exceed it;
- (i) The Office of Planning, upon request of the affected ANC, shall apply its Large Tract Review procedures to developments involving one to three acres;
- (j) Open space traditionally associated with public and privately owned historic properties, such as yards, gardens, and large estate grounds, shall be retained whenever possible to protect the integrity of the property and its sense of setting; and
- (k) DCRA shall address the problem of "demolition by neglect" of buildings in historic districts ("demolition by neglect" refers to buildings that are permitted to deteriorate irretrievably) by adopting enforceable regulations and providing substantial fines or property seizure for chronic offenders in any significantly contributing building within a historic district or landmark. These regulations shall be adopted and enforced within twelve (12) months of the adoption of this provision.

1321 WARD 2 HUMAN SERVICES

- 1321.1 The availability and efficient distribution of needed human services are especially critical in Ward 2. This stems primarily from the fact that Ward 2 has the most diverse mix of housing, shopping, and employment in the city. The metropolitan region's primary retail and

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office center, the core of the federal government, and neighborhoods as old as the city itself are in Ward 2. The result is a wide and varying need for human services within the ward.

1321.2 Human services delivery systems must be able to meet the needs of the daily influx into the city's Central Employment Area as well as the needs of the Ward's resident population. Ward 2 has a total of two thousand one hundred twenty-four (2,124) units of public housing. Social problems, including drug abuse, crime, and prostitution are prevalent in the 12th Street, 14th Street, R Street and P Street, N.W. areas, as well as other areas in Ward 2. In 1990, Ward 2 had a median family income of forty thousand four hundred fifty-eight dollars (\$40,458) compared to a median family income of thirty-six thousand two hundred fifty-six dollars (\$36,256) for the District. In 1990, twenty-one percent (21%) of the ward's families were in poverty as compared with seventeen percent (17%) for the city. Ward 2 has an above average percentage of dependent population and, as a result, a greater need for human services.

1321.3 The District's Department of Human Services ("DHS") is the District's primary human services agency and carries the responsibility for implementing the Human Services Element of the Comprehensive Plan. In conjunction with other District agencies and private organizations, DHS's mission includes: providing social, economic, and health support for those people who cannot otherwise secure it; ensuring that citizens with temporary needs have access to programs that help them gain and maintain independence; and contributing to the improvement of the health, well-being and quality of life for residents and visitors to the District of Columbia. To facilitate the provision of services, DHS has six (6) clinics and four (4) service centers in Ward 2.

1322 WARD 2 OBJECTIVES FOR HUMAN SERVICES

1322.1 The objectives for human services are as follows:

- (a) To offer a comprehensive range of community based social services for those in need;
- (b) To promote health, environmental, and life-style conditions to strengthen the well-being of the ward's children and youth;
- (c) To promote conditions to enable persons with disabilities to participate as fully as possible in the life of the ward;
- (d) To promote programs of needed health, social services, and support levels for older adults and mentally disabled persons to enable them to maintain themselves with a sense of security, dignity, self-respect, and independence; and
- (e) To insure that services are spaced at five hundred foot (500 ft.) intervals regardless of zones or occupancy.

1323 WARD 2 ACTIONS IN SUPPORT OF HUMAN SERVICES OBJECTIVES

1323.1 The actions in support of human services objectives are as follows:

- (a) The District government shall develop ways to deliver health and social services that are indispensable to those in need throughout the ward. Particular attention should be focused on the homeless, households headed by women and the elderly. DHS should provide for the transportation of low-income families and teenagers to various educational programs, as required;
- (b) The development of the Perry School as a community services center and the reorganization and improvement of the Walker-Jones Clinic as a community health facility are important objectives;
- (c) The District government shall maintain concentrated crime-reduction programs throughout the ward. The Metropolitan Police Department (“MPD”) should enforce the laws against prostitution and other illicit activities and ensure that hotels, inns, and other transient occupancies, and vacant or abandoned property do not become centers of illegal activity. MPD should increase police presence throughout the ward particularly in the areas in which illicit activities are currently concentrated, and expand ward police and community relations especially focused on community cooperation efforts on crime prevention. The District government shall strengthen the community empowerment program of community oriented policing (COP) through assignment of quality of life police officers in cars and especially on foot patrols in neighborhoods;
- (d) The District government shall distribute public information and fact sheets on public safety services to local businesses, residents, and tourists. The District should support public education programs in churches, schools and related centers to deal with drug abuse, crime, and prostitution. The District should establish better communication between the public and private sectors to publicize the availability of various educational programs in churches, schools, and related centers in the ward and other areas in the District and surrounding communities;
- (e) The District government shall expand programs to serve the unprecedented number of homeless persons as follows:
 - (1) Expand cooperation with, and seek the support of, the large network of private and voluntary agencies engaged in human service activities so that adequate social services will be provided to the homeless; increase the number of programs which provide child care services for the children of homeless families; (These programs should provide the children with early childhood development opportunities, and allow the parents the freedom to get job training and seek permanent housing);
 - (2) Monitor programs developed to aid the homeless in the city to ensure the highest quality of care and services possible with the limited resources available;
 - (3) Increase programs for training and employment of the homeless;

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- (4) Urge the Mayor's Committee on Persons with Disabilities and the Department of Human Services to develop additional support systems to assist persons who have been "deinstitutionalized"; and
- (5) Implement D.C. law to provide registration of homeless persons seeking shelter and provide drug and alcohol abuse counseling; and
- (f) The District government shall develop strategies that will address the needs of older citizens to allow them to continue contributing to society and lead useful lives by doing the following:
 - (1) Encouraging the Office on Aging to expand existing programs or develop new programs so that the elderly can continue to make a contribution to their communities;
 - (2) Increasing dissemination of information in the community regarding health and social services offered by the District for the elderly; and
 - (3) Expanding cooperation with, and seeking the support of, the large network of private and voluntary agencies and organizations engaged in human service activities (particularly those which specialize in serving senior citizens) so that adequate social, economic, and health services will be provided to the senior citizens of the ward that complement those provided by the District.

1324 WARD 2 LAND USE

- 1324.1 Ward 2 consists of a diverse mix of land uses, more so than any other ward, at a wide range of densities. These land uses include residential, office, hotel, arts, cultural, educational, institutional, shopping and waterfront uses. The ward also includes a number of underutilized development opportunity areas, and its Metrorail stations, the most of any ward, provide a major focus for activity and some additional development.
- 1324.2 A wide range of planning programs and land use and design controls guide development in Ward 2. Federal master planning covers the Monumental Core and other major federal areas, including Fort McNair. The Architect of the Capitol has prepared a master plan for the U.S. Capitol Complex. The Pennsylvania Avenue Plan guides the development of federal and private land along the north side of Pennsylvania Avenue between the White House and the Capitol. Private and District land are controlled by zoning.
- 1324.3 The ward includes all or part of four urban renewal areas: Southwest, Downtown, Shaw School, and Northwest Number 1. Ward 2 also has more landmark buildings than any other ward in the city, and includes 21 historic districts.
- 1324.4 Some areas in the ward are essentially fully developed and will be subject to relatively little change. In other areas, change will be dramatic. The following sections describe key land uses in functional terms, including the current situation, how conditions will change over time, and major development pressures, trends and opportunities.

1325 WARD 2 RESIDENTIAL LAND USE

- 1325.1 Most of the major residential neighborhoods of Ward 2 (Georgetown, Foggy Bottom, Dupont Circle, Logan Circle, Mount Vernon Square North, Shaw, Northwest Number 1 and Southwest) are arranged like parts of a pinwheel around the Central Employment Area. Foxhall and Burleith/Hillandale are farther west. A residential neighborhood is under development in Downtown. At present, the Downtown residential community is small, fragmented, and a reminder of the past rather than a hope for the future unless the government intervenes.
- 1325.2 The overriding issues for Ward 2 neighborhoods are the threat of commercial encroachment (including hotels and medical clinics/doctors' offices), the impact from uses such as community based residential facilities, university expansions, chanceries, and numerous parking and traffic problems.
- 1325.3 Commercial development in Dupont Circle has had a major impact on adjacent area residents where loss of the housing stock is a critical issue. Loss of the housing stock is also a critical problem in Foggy Bottom/West End, aggravated by the lack of dormitory construction on the George Washington University (GWU) campus, a lack of construction of new housing, and the attractiveness of the area to non-residential users. Conversions of housing units, particularly apartments, to transient use (hotel, *de facto* hotels, and corporate apartments), to university dormitories and offices, and to medical offices/clinics is a major cause of the depletion of the housing stock. Moreover, continued commercial, hotel, and institutional expansion has caused major traffic and parking problems, thus adding to the disruption of residential life. The Shaw and Logan Circle areas are experiencing some displacement due to commercial and residential renovations and are affected by commercial development. An over-concentration of community-based residential facilities (CBRFs) threatens neighborhood stability in some areas, especially in the Logan Circle, Thomas Circle, and Shaw areas.

1326 WARD 2 OBJECTIVES FOR RESIDENTIAL LAND USE

- 1326.1 The objectives for land use are as follows:
- (a) To conserve and enhance existing residential neighborhoods in Ward 2;
 - (b) To create new residential neighborhoods; and
 - (c) To maintain existing park land.

1327 WARD 2 ACTIONS IN SUPPORT OF RESIDENTIAL LAND USE OBJECTIVES

1327.1 The actions in support of land use objectives are as follows:

(a) The District government should do the following:

- (1) Maintain and enhance older established residential neighborhoods and areas, including Foxhall, Burleith, Georgetown, Foggy Bottom, West End, Logan Circle, Shaw, and Dupont Circle;
- (2) Maintain as a residential area to promote the retention and expansion of current residential uses, and discourage the expansion of commercial uses, the Dupont Circle area north of Massachusetts Avenue N.W. and east of Connecticut Avenue, between 15th Street on the east and Florida Avenue on the north; and south of Massachusetts Avenue, west of Connecticut Avenue N.W. to 23rd Street (Rock Creek Park) and north of N Street N.W.;
- (3) Protect and enhance new residential neighborhoods and areas, including Northwest Number 1, Southwest and Hillandale; and
- (4) Complete residential (non-hotel) development in the West End.

(b) George Washington University continues to expand its operations in the Foggy Bottom area. Therefore, the University must work closely with the Foggy Bottom community on developing a campus plan. The campus plan should include sufficient dormitory space for the student body on campus to alleviate some of the pressure on housing by students.

(c) The District government should do the following:

- (1) Develop a major new urban residential community in the Pennsylvania Quarter area of Downtown (Housing Opportunity Area);
- (2) Retain existing residential development in Downtown and develop new housing in Downtown in the area extending north of Pennsylvania Avenue through Gallery Place, Chinatown, and portions of Judiciary Square;
- (3) Develop a major new residential community in the Mount Vernon Square North area (north of Massachusetts Avenue N.W.), with commercial buildings on sites designated for high-density commercial on the Generalized Land Use Map;
- (4) Undertake special housing improvement programs in the housing areas of Greenleaf Gardens and Syphax Gardens;
- (5) Develop a major new residential community as part of a mixed-use development in the Buzzard Point/Near Southeast area;

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- (6) Urge the Office of Planning to conduct small area studies, including market analyses and site development plans for new Ward 2 neighborhoods; this is especially important in the Mount Vernon Square North area and the Buzzard Point/Near Southeast area; and
 - (7) Encourage the Department of Recreation to undertake detailed, specific analyses of the potential need for more recreational facilities in Shaw;
- (d) The District government should do the following:
- (1) Insist that the Department of Consumer and Regulatory Affairs (“DCRA”) and the Department of Human Services (“DHS”) shall enforce zoning-based ordinance requirements concerning distance between CBRFs, to include Community Residence Facilities (“CRF”) and homeless service providers, and evaluate impacts to date on neighborhood stability;
 - (2) Require that all community-based residential facilities, to include CRF’s and homeless service providers, be registered with the District; and
 - (3) Establish a moratorium on future community-based residential facilities to include CRF’s and homeless service providers in neighborhoods where the over-concentration of community-based residential facilities (CBRFs) has had negative neighborhood impacts, except that the moratorium shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 *et seq.*) (“Fair Housing Act”) (For the purposes of this paragraph, the term ‘handicap’ has the same meaning as in §802(h) of the Fair Housing Act (42 U.S.C. 3602(h)));
- (e) The Southwest Urban Renewal Plan (“SWURP”) serves in lieu of zoning. Zoning has been phased in as urban renewal controls expired. Zoning for Area B was completed in late 1992, Area C-1 in 1995 and Area C in 1996-97. The Redevelopment Land Agency (RLA) shall seek out qualified developers for the underdeveloped parcels of the SWURP as soon as possible;
- (f) To carry out the policy in the Comprehensive Plan of “conserving and maintaining the District’s sound, established neighborhoods through the strict application and enforcement of housing, building and zoning codes and maintenance of the general level of existing residential uses, densities, and heights,” the city should continue to enforce the zoning regulations and recommendations of the Comprehensive Plan with respect to negative neighborhood impacts, especially of commercial expansion and the over-concentration of CBRFs;
- (g) The District government should coordinate the management of various promotional activities in Ward 2, such as street festivals, in order to maintain the integrity and function of adjacent residential areas;
- (h) The Zoning Commission should place hotels, medical clinics, and doctors’ offices in a category other than “residential,” given their extremely negative impact on residential neighborhoods;

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- (i) Existing park land between 26th Street N.W. and 29th Street N.W., shall not be zoned unless a new zone is created which is limited to parks;
- (j) A substantial part of the amenities provided in proposed Planned Unit Developments (PUDs) shall accrue to the community in which the PUD would have an impact; and
- (k) The District government should do the following:
 - (1) Develop the Seventh Street Corridor from Mount Vernon Square north to Florida Avenue, including new infill development and renovation;
 - (2) Allow general office use in the Central Employment Area (CEA) south of Massachusetts Avenue in the area designated in the high-density commercial category and require the Zoning Commission to change the zoning in these areas to be consistent with the Land Use Map; particular attention should be given to those non-profit and other national associations' need in the CEA to encourage their retention and expansion in the CEA; and
 - (3) Ensure that uses of Special Purposes (SP)-zoned buildings shall do the following:
 - (a) Be in harmony with the surrounding residential neighborhood; and
 - (b) Shall include residential use for not less than 50 percent of their floor area ratio.

1328 WARD 2 OFFICE DEVELOPMENT

1328.1 The need for office space to house public and private sector employment is the major “driver” of other development in the ward. Much of the new development in the center of Ward 2, and in the Development Opportunity Areas, will be new office construction. It is important to achieve continuing office development in the District in the face of suburban competition. Office development in Downtown stopped almost completely in the 1990-1991 period. Most Downtown sites will be developed by the year 2010. Therefore, it is important to provide new sites for office development in the Development Opportunity Areas, especially in the North Capitol Street and Buzzard Point/Near Southeast areas. An appropriate office environment must be created that meets the challenge of suburban office parks.

1328.2 Emphasis on office development tends to focus on private office development. However, it is also important to obtain additional federal office space construction.

1329 WARD 2 OBJECTIVES FOR OFFICE DEVELOPMENT

1329.1 The objectives for office development are as follows:

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- (a) To encourage development of office buildings in appropriate locations in Ward 2, especially in the Central Employment Area and in Development Opportunity Areas; and
- (b) To retain and increase federal employment in Ward 2 in new federal buildings and in leased space.

1330 WARD 2 ACTIONS IN SUPPORT OF OFFICE DEVELOPMENT OBJECTIVES

1330.1 The actions in support of office development objectives are as follows:

- (a) Give special attention to development of new office areas in Downtown and in the Development Opportunity Areas; and
- (b) Work with the federal government, especially General Services Administration (GSA), to locate federal employment at strategic locations such as Downtown, the Federal Triangle, and in the Buzzard Point/Near Southeast area.

1331 WARD 2 HOTEL DEVELOPMENT

1331.1 Hotels are a key element of the economic development of Washington and are important activity generators. Ward 2 is the hotel center of the city. At the beginning of 1997, Ward 2 accounted for 70 of the 88 hotels and 19,439 of the 22,902 hotel rooms in the city. Hotels in Ward 2 are primarily concentrated in Downtown, the Connecticut Avenue area, and the West End, with smaller clusters in Dupont Circle, Georgetown and Southwest.

1331.2 Major progress has been made in achieving hotel construction goals, but efforts are still necessary to reach, and if possible exceed, the target of 12,000 new rooms in the city in the 1980-2000 period. Approximately 11,000 of these new hotel rooms would be in Ward 2. From 1980 thru 1996, 8,850 new hotel rooms have been built in Ward 2. Locating hotels in strategic areas is especially important.

1331.3 Over the long term (2000-2020), additional hotels will be needed to fulfill increased demand from visitors, tourists, business people, and conventioners.

1331.4 Concern is justified about the impact of hotel development on nearby residential areas, especially along Massachusetts Avenue north of Downtown, in Foggy Bottom, the West End, and in Southwest. The Office of Planning recognizes these concerns and believes that the location and development of new hotels must be carefully coordinated and reviewed to avoid adverse neighborhood impacts.

1331.5 The District government should encourage the development of new hotels at appropriate locations near the proposed new convention center north of Mount Vernon Square while preserving the residential character of the neighborhood to the north.

1332 WARD 2 OBJECTIVE FOR HOTEL DEVELOPMENT

1332.1 To obtain a major increase in rooms in new hotels at appropriate locations in Ward 2, adding approximately 3,400 additional hotel rooms by the year 2000 (or early in the 21st century).

1333 WARD 2 ACTIONS IN SUPPORT OF THE HOTEL DEVELOPMENT OBJECTIVE

1333.1 The actions in support of the hotel development objectives are as follows:

- (a) The District government should do the following:
 - (1) Encourage continued improvement of existing hotels;
 - (2) Increase the number of moderate-priced hotels in Downtown;
 - (3) Encourage new hotels to locate in the Development Opportunity Areas;
 - (4) Limit hotel development in areas where it would have an adverse impact on residential areas; and
 - (5) Encourage the development of new hotels at appropriate locations near the proposed new convention center north of Mount Vernon Square; and
- (b) Conversions of housing units, particularly apartments, to transient use (hotels, *de facto* hotels, and corporate apartments) should be avoided, because it depletes the housing stock, decreases the tax base, and reduces the number of potential employees near the Central Employment Area.

1334 WARD 2 ARTS, CULTURAL AND EDUCATIONAL USE

1334.1 Washington, D.C. is becoming one of the great arts and cultural/educational centers of the world.

1334.2 Many of these cultural and educational resources are located in or adjacent to Ward 2. Although these resources are available to all residents of the city and region, Ward 2 residents have a special advantage because of their proximity to these resources.

1335 WARD 2 OBJECTIVE FOR ARTS, CULTURAL AND EDUCATIONAL USE

1335.1 To develop an overall combination of existing and new arts, cultural and educational facilities in Ward 2 in order to make the ward a special cultural and educational center.

1336 WARD 2 ACTIONS IN SUPPORT OF THE ARTS, CULTURAL AND EDUCATIONAL USE OBJECTIVE

1336.1 The actions in support of the arts, cultural and educational land use objective are as follows:

- (a) Implement the adopted policies for the Downtown Arts District, with emphasis on the E Street Theater Spine and the Seventh Street Arts Walk, and encourage arts uses in other sections of Downtown and Ward 2;
- (b) Encourage development of a second tier of museums and cultural facilities extending west from Union Station to Kennedy Center;
- (c) Encourage existing and new arts activities along 14th Street between Thomas Circle and U Street in an effort to link the arts facilities along the U Street corridor in Ward 1 to the Howard Theater at 7th Street;
- (d) Encourage existing and new arts and cultural facilities and activities in the Dupont Circle, Logan Circle and the 14th Street Uptown Arts District areas, linking with arts and cultural institutions in Ward 1;
- (e) Strengthen Ward 2 libraries, schools and community learning centers;
- (f) Improve the facilities and programs of the University of the District of Columbia (UDC) in Downtown and in the Mount Vernon Square area;
- (g) Develop new cultural facilities in the Development Opportunity Areas, especially in the Portal Site and the Buzzard Point/Near Southeast area;
- (h) Encourage the federal government to develop new cultural and educational resources in the Monumental Core, with special emphasis on increased enrichment and cultural use in the Federal Triangle; encourage expansion of Smithsonian Institution activities in the area of Gallery Place, especially in the Tariff Building;
- (i) Designate the Downtown Arts District as a specialized planning area, especially the Seventh Street corridor from Pennsylvania Avenue north to approximately H Street; special incentives should be applied to this area in order to encourage the preservation and enhancement of arts uses in the area as well as important ancillary activities such as restaurants and cafes; and to realize opportunities resulting from the MCI Center; and
- (j) Develop information systems to provide ward residents and others with increased knowledge about Ward 2 educational and cultural facilities and access to them.

1337 WARD 2 DEVELOPMENT OPPORTUNITY AREAS

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1337.1 Downtown is the current area of major development in Ward 2. Development of Downtown should be largely completed over the next 10 to 15 years. The Comprehensive Plan identifies the following three (3) Development Opportunity Areas in Ward 2:

- (a) Portal Site;
- (b) Buzzard Point/Near Southeast; and
- (c) Mount Vernon Square.

1337.2 The areas of Ward 2 enumerated in subsection 1337.1 are where major development will take place in the future, especially as major rebuilding of Downtown is completed.

1337.3 The Buzzard Point/Near Southeast area now contains deteriorated public housing, light industry, marginal small businesses, a military installation, federal buildings, and vacant sites, but has the potential for becoming a prime waterfront site and southern gateway into the city.

1337.4 The Mount Vernon Square area has potential for major development, including significant residential and hotel development, because of its proximity to Downtown and the construction of the new convention center on the District owned site north of Mount Vernon Square.

1338 WARD 2 OBJECTIVES FOR DEVELOPMENT OPPORTUNITY AREAS

1338.1 The objectives for development opportunity areas are as follows:

- (a) To undertake imaginative and comprehensive development programs in the three key Development Opportunity Areas over approximately the next twenty (20) years (2020); and
- (b) To develop programs to reuse outmoded public and semi-public buildings in a manner which is in keeping with the character of the surrounding area.

1339 WARD 2 ACTIONS IN SUPPORT OF DEVELOPMENT OPPORTUNITY AREAS OBJECTIVES

1339.1 The actions in support of the objectives for development opportunity areas are as follows:

- (a) Undertake coordinated development of the Buzzard Point/Near Southeast area;
- (b) Develop a major new residential mixed-use community, including hotels, in the Mount Vernon Square area, with special emphasis on development of a new convention center on the District-owned site north of Mount Vernon Square and development of housing on the Wax Museum site;
- (c) Complete the Portal Site development; and

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- (d) Coordinate new development and rehabilitation along the 14th Street corridor from Thomas Circle to S Street (and continuing to Florida Avenue in Ward 1); because of the over-concentration of CBRFs, there shall not be further expansion of existing CBRFs or new CBRFs in this area, from Thomas Circle to S Street N.W., except that this prohibition shall not violate the Fair Housing Act.

1340 WARD 2 MAJOR INSTITUTIONAL COMPLEXES

1340.1 Ward 2 has two types of major institutional complexes. Federal areas comprise the first type and large university campuses are the second type. There are three major federal areas in the ward: Monumental Core (including East and West Potomac Parks); the Capitol Complex; and Fort McNair. The linkages and relationships of these federal areas to the adjacent commercial and residential areas are especially important. Planning of these areas is within the overall planning framework established by the National Capital Planning Commission (NCPC) and carried out by various federal agencies. NCPC is preparing a plan for an expanded Monumental Core (1997).

1340.2 These federal areas need to relate to the adjacent commercial and residential areas of Ward 2. The Monumental Core and the Capitol Complex are especially important, because they comprise large areas of the center of Ward 2, are the focus of visitor attention, and provide cultural attractions for city residents.

1340.3 Two (2) university campuses, George Washington University and Georgetown University, are located in Ward 2. The development plans of these universities should not adversely impact surrounding, adjacent residential areas, but rather should improve such neighborhoods by improved landscaping, better lighting, and enhanced community policing.

1341 WARD 2 OBJECTIVE FOR MAJOR INSTITUTIONAL COMPLEXES

1341.1 The objective for major institutional complexes is to undertake coordinated planning for the continued, reasonable development of the major institutional complexes in Ward 2.

1342 WARD 2 ACTIONS IN SUPPORT OF THE MAJOR INSTITUTIONAL COMPLEXES OBJECTIVE

1342.1 The actions in support of the objective for major institutional complexes are as follows:

- (a) Continue the use of existing regulatory controls and criteria for Campus Master Plan requirements and add new review procedures which will provide additional protection for the adjacent neighborhoods;
- (b) Update campus plans for George Washington University and Georgetown University; as part of the campus plan the Foggy Bottom community needs to address: 1) the student housing issues by planning for future dormitories, and 2) the on-campus parking issue.

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GWU must take account of the residential and historic district status of Foggy Bottom in any future development; and enforce Georgetown University's commitment to the surrounding neighborhood to move student residences and university offices out of the local community and onto the campus;

- (c) Consider the impacts of Howard University (Ward 1) and its campus plan on the Howard Gateway area and the nearby areas of Ward 2;
- (d) Coordinate with National Capital Planning Commission, other federal agencies and the Architect of the Capitol to address planning issues and opportunities involving federal lands and adjacent areas including the Monumental Core, Fort McNair, and the Capitol Complex; and
- (e) Require the developer of the area bounded by Canal, 2nd, and Q Streets S.W. (former Tempo C site) to make a bona fide "best effort" attempt to address and resolve the security concerns raised by the National Capital Planning Commission and the Department of the Army regarding Fort McNair.

1343 WARD 2 NEIGHBORHOOD SHOPPING AREAS

1343.1 Community and neighborhood shopping areas are essential parts of the convenience and character of the residential neighborhoods of Ward 2. In size and shape, they include corner stores, small clusters of stores, the major retail strips (Connecticut Avenue, 17th Street, 14th Street, M Street, Wisconsin Avenue, etc.) and a mall (Waterside Mall). Some neighborhoods in Ward 2 do not have adequate commercial and service establishments. In others, too much development is adversely affecting adjacent residential areas. In some areas, needed lower cost stores and service establishments are being displaced by higher price "upscale" establishments. Certain kinds of commercial activity, such as fast food restaurants, can cause problems in residential neighborhoods. The impacts of fast food restaurants and liquor-licensed restaurants have been concerns in some neighborhoods.

1343.2 The Waterside Mall in Southwest has not become a vital commercial center due to high rents and poor marketing. The opening of the Waterfront Metrorail Station may allow the mall to operate at least as a multi-neighborhood shopping center.

1344 WARD 2 OBJECTIVES FOR NEIGHBORHOOD SHOPPING AREAS

1344.1 The objectives for neighborhood shopping areas are as follows:

- (a) To protect and enhance the vitality of neighborhood and commercial areas, to provide economic development benefits and adjacent retail services to residents of adjacent neighborhoods;
- (b) To develop new neighborhood shopping services in areas that are unserved or underserved; and

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- (c) To allow appropriate mixed-use development in the interior portion of Blagden Alley, a residentially-zoned square with historic structures such as carriage houses, unused garages and warehouses that are found to be suitable for adaptive reuse, with appropriate planning and regulatory requirements to safeguard surrounding existing residential uses.

1345 WARD 2 ACTIONS IN SUPPORT OF NEIGHBORHOOD SHOPPING AREAS OBJECTIVES

1345.1 The actions in support of the neighborhood shopping areas objectives are as follows:

- (a) Use economic, regulatory, and capital improvement programs to spur improvements in existing community and neighborhood shopping areas;
- (b) Develop new commercial areas to serve neighborhood needs in the Pennsylvania Quarter area (Pennsylvania Avenue and Seventh Streets N.W.), the Mount Vernon Square North area, the Northwest Number 1 Urban Renewal Area, and the Buzzard Point/Near Southeast community;
- (c) Improve Waterside Mall in Southwest to ensure that new businesses will service the adjacent residential neighborhood;
- (d) Protect residential communities from the destabilizing impact of new commercial uses or these commercial uses that have undergone substantial changes since the adoption of the District's land use regulations by better control of the negative impact of fast food restaurants, video arcades, sexually-oriented businesses, gasoline stations, convenience stores, and similar establishments;
- (e) Retain existing gasoline service stations and encourage new uses of gasoline service stations in appropriate locations, such as drop-off recycling centers;
- (f) Discourage undue concentrations of liquor licensed establishments and public halls in the ward, especially in the Georgetown area; the city should review and enforce the alcohol and beverage control laws, establish procedures that would require the Alcohol Beverage Control (ABC) board to comply with ward plan objectives for maintaining neighborhood stability, and to suspend or discontinue existing licenses found to be adverse to the integrity of the neighborhood;
- (g) Return existing carriage houses, unused garages, and warehouses located within historic Blagden Alley to commercial and residential use under appropriate planning and regulatory controls designed to safeguard surrounding existing residential uses; and
- (h) Study measures to increase available parking on 14th Street, N.W. between N and S Streets, including the possibility of replacing existing parallel parking on the west side of the street with diagonal parking.

1346 WARD 2 WATERFRONT DEVELOPMENT

1346.1 Waterfront land is a great asset in the District of Columbia. Waterfront land may best be used as parkland, while adjoining sections may be used for mixed-use developments.

1346.2 A substantial amount of shoreline is in public ownership. Much of it is park land administered by the National Park Service and accessible to the public. There are problems and opportunities all along the Ward 2 waterfront:

- (a) The Georgetown waterfront area is emerging as a major activity center, with new parkland west of the Washington Harbour complex. Additional improvements in the form of landscaping and open space are needed. There is a considerable unmet demand for non-motorized boating facilities along this waterfront. Additional boathouses for non-motorized vehicles are needed west of the Washington Harbour complex; these facilities shall be sited to also allow for public fishing;
- (b) Encourage the National Park Service (“NPS”) to make improvements in NPS-controlled waterfront areas. A continuous, landscaped, safe, and secure walkway-bikeway connection between the National Park Service areas and the Georgetown waterfront area will greatly enhance the Ward 2 waterfront’s value as an urban amenity and recreational resource. An updated plan for the Georgetown waterfront should be prepared to include an enhanced pedestrian/bikeway circulation system;
- (c) Thompson’s Boat House is in need of major structural repairs. The tidal flats next to East Potomac Park need to be cleaned up;
- (d) Southwest waterfront remains relatively inaccessible and underused while the adjacent fish market, in need of physical improvements, continues to be supported by throngs of patrons;
- (e) The Fort McNair waterfront is relatively restricted to the public;
- (f) The Buzzard Point waterfront represents a vast untapped resource;
- (g) At present, there is no clearly articulated vision of how the waterfront areas in Ward 2 can be better used and how they relate to adjacent areas; and
- (d) Open spaces in private use near the Southwest Waterfront should be encouraged by allowing the density otherwise permitted on those sites to be transferred to receiving sites elsewhere where density is appropriate, including medium-high density commercial properties within the former Southwest Urban Renewal areas.

1347 WARD 2 OBJECTIVE FOR WATERFRONT DEVELOPMENT

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1347.1 The objective for waterfront development is to realize the full potential of Ward 2 waterfront areas in terms of public access to the waterfront, recreation space, and adjacent mixed-use development.

1348 WARD 2 ACTIONS IN SUPPORT OF THE WATERFRONT DEVELOPMENT OBJECTIVE

1348.1 The actions in support of the waterfront development objective are as follows:

- (a) Complete improvement of the Georgetown waterfront with park space along the river; encourage the development of non-motorized boating facilities at appropriate locations along the Georgetown waterfront west of the Washington Harbour complex to meet the increasing demand for non-motorized boating and as a component of a program to increase public access to the river for recreation purposes, to include fishing;
- (b) Work with the National Park Service to identify improvements in park waterfront areas in the Monumental Core and East Potomac Park, to implement jointly a well-designed, well-landscaped, well-lighted, safe, and secure walkway-bikeway connection between the National Park Service area and the Georgetown waterfront area that is one of the major missing pieces along the Ward 2 waterfront, and to maintain the parkland between Rock Creek and Potomac Parkway and the Potomac River;
- (c) Revitalize and redevelop the Southwest waterfront along Maine Avenue as a major destination and service area for the currently 20 million visitors to the nation's capital city, with consideration of the following, in consultation with affected residents and businesses, and with local, federal and other interested stakeholders:
 - (1) Indicate, with attractive and informative signage, safe, pleasant, and convenient pedestrian connections between existing tourist attractions along 14th Street, S.W., and those of the Mall and the Southwest waterfront;
 - (2) Develop a small "festival marketplace" type of retail complex in the area of the existing Washington Marina. Optimally, the current bulkhead under the Case Bridge spans should be extended into the Channel to provide additional space for the marketplace;
 - (3) Develop a Terminal Facility for automobiles, shuttle uses, tourboats, and water- taxis, with a related auto and tourbus parking structure on the East Potomac Park side of the Washington Channel, between 14th Street and the Case Bridge;
 - (4) Develop an appropriate waterfront museum, such as a Washington Harbor History Museum, using the Washington Marina dock and boat slip to display a variety of commercial and fishing boats associated with the harbor's history and development;

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- (5) Provide additional parking and refurbish, where necessary, the Municipal Fish Market area following the relocation of the structures housing the fish cleaning and vendor support activities;
 - (6) Modify and improve the designated parking area, P-1 through P-6, along Water Street for buses and autos to provide better service and convenience for visitors to the waterfront, especially patrons of the Waterfront's commercial activities; and
 - (7) Construct a "boardwalk" type of connection between the existing lower promenade and the proposed Terminal Facility on East Potomac Park. The "boardwalk," incorporating a pedestrian bridge across the channel near 14th Street, would link the Fish Wharf with the festival marketplace.
- (d) Work with the Defense Department to make the Fort McNair Waterfront more attractive and accessible, to the extent security considerations will permit;
 - (e) Develop a major mixed-use community along the Buzzard Point waterfront, providing waterfront access and connections from adjacent areas, to the extent security concerns will permit;
 - (f) Prepare a coordinated plan for the entire waterfront area from the Southwest Fish Market through Fort McNair and Buzzard Point, connecting the waterfront areas to the east in Ward 6; and
 - (g) Connect the Ward 2 waterfront areas with a series of well-designed, well-landscaped, well-lighted, safe and secure bike trails and walkways.

1349 WARD 2 METRORAIL STATION DEVELOPMENT

1349.1 Ward 2 is the focus of the Metrorail system, the place where the Red, Orange, Blue, Yellow, and Green lines converge.

1349.2 Ward 2 has 16 Metrorail stations. In addition, the U Street/Cardozo, Union Station, Navy Yard, and Capitol South Stations are nearby. Consequently, Ward 2 has the best Metrorail service and access of any area of the city and region. Despite these advantages, development around the Metrorail stations in Ward 2 is uneven. At some stations, such as Farragut North and L'Enfant Plaza, the development pattern is essentially established. At other stations, such as Gallery Place, there are still opportunities for development.

1349.3 Consideration of one or more Metrorail stations in Georgetown should be a major priority.

1350 WARD 2 OBJECTIVE FOR METRORAIL STATION DEVELOPMENT

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1350.1 The objective for Metrorail station development is to achieve the optimum development of Metrorail station areas in terms of land use, transportation, and urban design related to the development of the surrounding area.

1351 WARD 2 ACTIONS IN SUPPORT OF THE METRORAIL STATION DEVELOPMENT OBJECTIVE

1351.1 The actions in support of the Metrorail station development objective are as follows:

- (a) Continue to improve the land use mix and urban design qualities of areas around Metrorail stations in the central area where the development pattern is essentially established (Farragut North, Foggy Bottom, Farragut West, McPherson, Smithsonian and L'Enfant Plaza); the Dupont Circle Metrorail station's Q street entrance should be maintained as a plaza to be compatible with the adjacent residential neighborhood;
- (b) Undertake additional efforts to improve the land use mix and urban design qualities of operating Metrorail stations where the development pattern is not yet fully established.
- (c) Undertake special efforts to plan the land use mix and urban design character for the area where recently completed Metrorail stations (Mount Vernon Square/UDC and Shaw/Howard University) have special opportunities;
- (d) Undertake coordinated planning for nearby Metrorail stations (Capitol South, Navy Yard and U Street/Cardozo); the Office of Planning shall submit to the Zoning Commission necessary zoning changes, program capital improvements, and take other actions in accordance with small area plans. (Uses, density, and height limits should be generally compatible with existing adjacent land uses or in accordance with small area plans.);
- (e) Encourage Washington Metropolitan Area Transit Authority (WMATA) and DPW to improve information and directional signs to Metrorail station areas (providing maps and signs at Metrorail stations in Ward 2 is especially important because of the large volume of visitors in the area who do not know the city.); and
- (f) Develop a special character ("Metro Place") at Metrorail stations through the design of new development, retention of historic buildings, landscaping, art works, and special activities.
- (g) Consider developing one or more Metrorail stations in Georgetown to alleviate parking and traffic congestion by encouraging the use of mass transit.

1352 WARD 2 LAND USE PATTERN BY GEOGRAPHIC AREAS

1352.1 Within Ward 2 has wide variations in the scale, density and patterns of development. One way to conceptualize Ward 2 is to think of it as a series of concentric rings.

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- 1352.2 In the center of Ward 2 is the Monumental Core, an area of formal park lands and key national buildings and monuments, including the Capitol, the White House, the Washington Monument, and the Lincoln and Jefferson Memorials. Subareas of the Monumental Core include the U.S. Capitol, the Mall, West Potomac Park, the Federal Triangle, the Northwest Rectangle and extending south, East Potomac Park. Roosevelt and Columbia Islands in the Potomac River are entirely federally-owned park land. This area of park land and monumental public buildings comprises much of the national and international image of Washington, and is a major attraction for the 19,000,000 visitors to Washington each year.
- 1352.3 The Architect of the Capitol is responsible for planning the development of the Capitol Complex. The remaining area of the Monumental Core is the responsibility of various federal agencies, especially the National Park Service, the General Services Administration and the Smithsonian Institution, all operating within the overall planning framework established by the National Capital Planning Commission (NCPC).
- 1352.4 The second ring is the Central Employment Area (CEA), which surrounds and includes the Monumental Core. This is the major retail, office, and hotel area of the city. This large CEA includes the commercial areas of Downtown, the Connecticut Avenue and K Street area, and the Southwest Employment Area.
- 1352.5 Around the CEA on the north and south is a third ring of distinctive areas, primarily residential neighborhoods, but including some commercial areas. These include Foxhall, Burleith/Hillandale, Georgetown, Foggy Bottom, West End, Dupont Circle, Logan Circle, Shaw, Northwest Number 1 Urban Renewal Area, the Southwest residential areas, Fort McNair, and the Ward 2 portion of Buzzard Point/Near Southeast.

1353 WARD 2 CENTRAL EMPLOYMENT AREA

- 1353.1 The Central Employment Area is the business and retail heart of the District. Office use, in terms of square footage, is the largest commercial use in the CEA. The CEA also contains a large amount of retail floor space, a major department store, leading specialty shops and the greatest sales volume in the city.
- 1353.2 The Central Employment Area also has numerous stores and restaurants and the largest number of hotels in the District. The term "Central Employment Area" is defined in §199.1 of this title. Most of the Central Employment Area is in Ward 2. Some adjacent commercial areas are closely related to this area. Continued coordinated development and revitalization of the Central Employment Area is vital to Ward 2, and to the entire city. Linkages between the commercial areas and the Monumental Core are also important.

1354 WARD 2 CENTRAL EMPLOYMENT AREA: MONUMENTAL CORE

- 1354.1 Planning for the Monumental Core is the responsibility of the federal government. The development of this area of parks, monuments, museum,s and government buildings is relatively

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complete. However, there are some opportunities for additional development. These include the Museum of the American Indian and the National Sculpture Garden.

- 1354.2 The challenge to the District government is to plan and promote linkages between the Monumental Core and adjacent areas. For economic reasons, the District is anxious to attract visitors from the Monumental Core into adjacent areas, especially Downtown.

1355 WARD 2 CENTRAL EMPLOYMENT AREA: DOWNTOWN

- 1355.1 Downtown Washington, the area between the Capitol and the White House north of Pennsylvania Avenue to Massachusetts Avenue, is now the major area of development in the city. This is expected to continue over the next 10 to 15 years.. This was the original commercial area of Washington. Beginning in the 1950s, development began to shift to the west and simultaneously the Downtown began to deteriorate.

- 1355.2 Today, efforts to revitalize Downtown are being realized. The city is promoting a “Living Downtown.” This means a mix of land uses producing activity during the day, in the evening, and on the weekends. It also means a mix of new and old buildings to achieve a special design character for different areas of Downtown.

- 1355.3 The Mayor’s Downtown Committee outlined recommendations for Downtown in 1982. Those recommended policies and objectives were adopted as the Downtown Element of the Comprehensive Plan in 1984. Note: See the Downtown Plan (Chapter 9, Comprehensive Plan) for more detailed objectives and policies for Downtown.

- 1355.4 Progress in achieving office and hotel land use targets has been excellent and good progress is being made in achieving retail development. Progress on arts and residential development has been more limited, though important initial development in the Pennsylvania Quarter neighborhood has been impressive. New Downtown development was limited in the 1990-1995 period because of economic conditions.

- 1355.5 Special efforts are being focused on the Retail Core, the Seventh Street Arts Area, and Chinatown. A new Downtown Business Improvement District (BID) began operation in late 1997.

- 1355.6 The revitalization of Downtown now underway has important implications for the ward, especially adjacent areas such as Mount Vernon Square North, Northwest Number 1, Shaw, and Logan Circle.

1356 WARD 2 CENTRAL EMPLOYMENT AREA: CONNECTICUT AVENUE AND K STREET

- 1356.1 The development pattern in the Connecticut Avenue and K Street area, which was the major development area in the city from 1950 to the early 1980’s, is essentially established (1997).

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Future change will include infill development on a few remaining sites, renovation and expansion of older buildings and replacement of older buildings with new buildings. Opportunities for development include some additional office space, increased retail space and streetscape improvements.

1357 WARD 2 CENTRAL EMPLOYMENT AREA: SOUTHWEST EMPLOYMENT AREA

1357.1 The development pattern in the Southwest Employment Area, north of the Southwest Freeway, is well established. The Aeronautics and Space Administration Building, the building for the U.S. International Trade Commission and a building for National Aeronautics and Space Administration (NASA) were completed in the early 1990s. The Portal Site is the largest remaining development parcel and will continue to be developed over the next 10 years (2010). The Portal Site will include office, retail, and hotel uses.

1357.2 Opportunities for improved connections with the waterfront from the Portal Site and the L'Enfant Esplanade (10th Street Mall) need to be addressed.

1358 WARD 2 THE NEIGHBORHOOD RING: GEORGE WASHINGTON UNIVERSITY

1358.1 The George Washington University constitutes a major institutional presence in a zone between the Central Employment Area and residential Foggy Bottom. The expansion of the University has resulted in the diminishment of housing and the construction of buildings for the University purposes. This and other commercial usage is of grave concern to the Foggy Bottom residential community. Intense student pressure on Foggy Bottom's housing stock outside the campus, combined with the impact of university generated traffic has had a negative effect on residential Foggy Bottom. The University must continue to construct student dormitories to alleviate the pressure on the housing stock outside the boundaries of the campus plan. The University must be sensitive to the surrounding residential neighborhood.

1359 WARD 2 THE NEIGHBORHOOD RING: FOGGY BOTTOM/WEST END

1359.1 Foggy Bottom has two types of development: mid- and high-rise residential buildings and small-scale townhouses. Mid-rise residential buildings extend along most of K Street, from 26th Street to Washington Circle, with the exception of the buildings within the Foggy Bottom Historic District along the south side of K Street N.W. east of 25th Street N.W., which are low-rise, while Virginia Avenue and New Hampshire Avenue are a mixture of predominantly-residential, high-rise buildings and small-scale townhouses. Columbia Plaza and Watergate, both major mixed-use, predominantly-residential complexes, are south of Virginia Avenue. The Watergate and Columbia Plaza complexes include office and retail uses. There are several hotels and office buildings in the area. In the center of the neighborhood is an area of small-scale townhouses, most of which have been renovated beginning in the 1950s. The Foggy Bottom Historic District, which was designated in 1986 and rezoned more restrictively in 1992

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as the Foggy Bottom Overlay District, will provide protection for this area. The residential development pattern in Foggy Bottom is established.

- 1359.2 The West End, just north of Foggy Bottom, is a former industrial and residential area that has been undergoing major change since the late 1970s. The area was rezoned in 1975 to encourage mixed-use development. Since that time there has been major development of office, hotel and apartment buildings. Remaining underdeveloped sites in the West End are expected to be filled in by 2010. The opportunity remains to enhance the M Street corridor, connecting the Connecticut Avenue area and Georgetown through the West End, by supporting the completion of construction of a major mixed use development in Square 51, as approved by the Zoning Commission in Order No. 855, and the rezoning of the site to CR.

1360 WARD 2 THE NEIGHBORHOOD RING: GEORGETOWN

- 1360.1 This neighborhood includes the Georgetown waterfront area, the area south of M Street, the M Street and Wisconsin Avenue commercial strips, the small-scale residential areas east and west of Wisconsin Avenue, and Georgetown University. Georgetown is unique in Ward 2 in being almost completely encircled by parks and open space. Major mixed-use development has occurred south of M Street in the past 15 years. Completion of the long-promised waterfront park, now in the first stage, and retention of the remaining open space along the Georgetown waterfront will add a new amenity for Georgetown and the city.

- 1360.2 Renovation and new fill-in construction has occurred over the past decade along the M Street and Wisconsin Avenue commercial strips. New retail and eating establishments have made Georgetown one of the most active and interesting commercial areas in the city. However, there is continuing concern about the impact of development and the crowds on the ambience of commercial and residential Georgetown. Public safety is a continuing concern among Georgetown residents and business people. Continuing efforts are needed to address concerns of development impacts, traffic impacts and crowds on residential areas and public safety.

1361 WARD 2 THE NEIGHBORHOOD RING: BURLEITH/HILLANDALE

- 1361.1 The Burleith/Hillandale area, which consists of two adjacent but distinct neighborhoods, is bounded by 35th Street on the east, Reservoir Road on the south, Glover-Archbold Park on the west and Whitehaven Parkway on the north.

- 1361.2 Burleith is a residential community of small single-family row houses which developed in the 1920s. There are 534 houses in the neighborhood, which is bounded by 35th Street on the east, Reservoir Road on the south, 39th Street on the west, and Whitehaven Parkway on the north. Within the boundaries of the community are the Duke Ellington High School for the Performing Arts and a stadium/athletic field associated with the school, which is an important community resource. Also in Burleith is the lower school of the Washington International School, a private school that relocated to Burleith in 1998. On the 35th Street boundary of Burleith are two school buildings: the former Rosario Center, which has been converted to house the public Hardy Middle School and the public Fillmore School for the Arts; and the

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former Fillmore School, which was sold to the Corcoran School of Art for its use. An important commercial center for the community is the portion of Wisconsin Avenue in Georgetown north of R Street, which has recently experienced a diverse growth in retail establishments and restaurants. Two major arteries, 37th Street and Reservoir Road, lead through Burleith. These roads are heavily congested with commuter traffic, which has caused problems of excess traffic on residential streets. There is continuing concern about conversion of residential property to group houses, which threatens the historic quality of life in the neighborhood.

- 1361.3 Hillandale is a 42 acre self-contained residential community. Development of this portion of the former Archbold estate began in 1980 and was completed in 1998. The area is bounded by 39th Street on the east, Reservoir Road on the south, Glover Archbold Park on the west and Whitehaven Parkway on the north. The community has a total of 266 townhomes and single family dwellings. The French Embassy complex is located to the southwest of the community, with its own access from Reservoir Road.

1362 WARD 2 THE NEIGHBORHOOD RING: FOXHALL/GEORGETOWN RESERVOIR

- 1362.1 The Foxhall area is bounded by Glover Archbold Park on the east, a line along Whitehaven Parkway on the north and west (extending just west of the Georgetown Reservoir) and the Potomac River on the south. This is the westernmost part of Ward 2. The various neighborhoods in Foxhall are in many ways oriented to MacArthur Boulevard and the Palisades community to the west (in Ward 3). The important and concentrated commercial center for the community is just over the border of Ward 3, a two-block area around the historic MacArthur Theater; its easily accessible concentration of basic services and small businesses is a critical neighborhood amenity. Further east along MacArthur Boulevard, a few small businesses represent the extent of desired commercial development.
- 1362.2 The Foxhall/Georgetown Reservoir community is very concerned with rising traffic volumes and congestion along Foxhall Road, Reservoir Road and MacArthur Boulevard, and with potential traffic effects and spillovers into their residential area due to possible changes on Canal Road, including a proposed enlarged entrance to Georgetown University. Riverside Hospital and Georgetown Day School, as major institutions at the eastern choke-point area of MacArthur Boulevard, are a source of continuing concern due to traffic generation that aggravates rising commuter traffic from west to east; their pledges to work with neighborhood groups to solve problems will continue to be important.
- 1362.3 The Foxhall/Georgetown Reservoir community is concerned about the impacts of unrelated individuals living in a single-family residence and wants to be included in any zoning overlay to address this problem.

1363 WARD 2 THE NEIGHBORHOOD RING: DUPONT CIRCLE

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- 1363.1 The general pattern of development in Dupont Circle is established. Commercial and residential renovation and infill development will continue, guided by the constraints of the Dupont Circle Historic District and the Dupont Circle Overlay District. The area is becoming increasingly attractive for in-town living as a result of the growth of Connecticut Avenue and Downtown as employment centers, and by commercial revitalization along Connecticut Avenue, 17th Street, and U Street to the north. The major pressure is the continuing erosion of residential use by office use and the displacement of local services by retail uses that attract a broader market. Restaurant and entertainment uses in the Connecticut Avenue areas are having an increasing impact on residential areas in terms of evening parking. The opportunity remains to retain and improve this unique in-town neighborhood.
- 1363.2 P Street, from Dupont Circle to 23rd Street, is an important thoroughfare for the Dupont Circle community and has tremendous potential. It links Rock Creek Park and the green lawns of Dupont Circle, and is the connecting route between the Dupont and Georgetown communities. P Street is also an important transportation link between Dupont Circle and Rock Creek Parkway. This section of P Street, however, suffers from social and urban development problems, from empty storefronts to aggressive panhandling. This stretch of P Street could be much more than it is today. A study should be undertaken to outline an improvement program, with consideration given to expanding sidewalks, improving streetscapes, developing vacant sites, and providing off-street parking.

1364 WARD 2 THE NEIGHBORHOOD RING: LOGAN CIRCLE/SHAW

- 1364.1 The large area, extending from 15th Street to New Jersey Avenue, includes a wide range of residential development, from large historical mansions and townhouses around Logan Circle to small row houses west of Seventh Street. High-rise apartment buildings are located in the southwest corner of the area near Downtown, and in several locations along Seventh Street and 14th Street. Low-rise and garden apartment buildings also have been built on urban renewal sites east of Seventh Street. The area also includes the Shaw Junior High School complex on Rhode Island Avenue, as well as numerous other public buildings and churches.
- 1364.2 Major renovation of residential buildings in the Logan Circle area has been underway for some time, with renovation activity generally moving eastward. There is also a cluster of renovation activity along M Street east of Seventh Street. Residential and commercial renovation and new construction are expected to continue.
- 1364.3 The Logan Circle/Shaw Area benefits from renovation activity moving east from Dupont Circle, the growing employment base in Downtown, and the renovation and new construction in the U Street corridor to the north. The opening of the Metrorail Green Line along Seventh Street in May 1991 provided three new Metrorail stations in or adjacent to the area (Mount Vernon Square/UDC, Shaw/Howard University, and U Street/Cardozo stations). The Shaw/Howard University Metrorail Station has entrances at Seventh and S Streets N.W., and Seventh and R streets N.W. The station access and the availability of attractive row houses are drawing new residents to the Shaw neighborhood.

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- 1364.4 Renovation and new construction are already beginning in the 14th Street corridor from Thomas Circle to U Street, although there are still problems with prostitution, drugs, and other criminal activity, and an over-concentration of Community-Based Residential Facilities (CBRFs) and other service providers for the homeless.
- 1364.5 The 14th Street corridor from P Street to U Street is a burgeoning theater district, including the Studio Theatre, the Woolly Mammoth Theatre, and the Source Theatre Company. Increased numbers of theater patrons are encouraging new restaurant development on 14th Street. The District government should enforce the zoning regulations in chapter 19 of DCMR 11 to implement the Objectives of the Uptown Arts and Related Uses Overlay.

1365 WARD 2 THE NEIGHBORHOOD RING: MOUNT VERNON SQUARE NORTH

- 1365.1 Mount Vernon Square North is a triangular area bounded by Massachusetts Avenue, M Street, and Third Street N.W. It is located north of Downtown and south of the Logan Circle/Shaw area. It is one of the major Development Opportunity Areas in Ward 2. The pattern in the western portion of the area is established with a number of existing apartment buildings along Massachusetts Avenue. The northwest corner of the eastern area is also established with the Paradise Gardens housing development (1980) and row house renovation, centered on M Street between Seventh and Fourth Streets, N.W. Much of the rest of the remaining area is subject to change, being either vacant or under-utilized land. The Comprehensive Plan indicates mixed-use and high-density residential development. The Mount Vernon Square Area is designated as a Housing Opportunity Area.
- 1365.2 The District government controls two key properties, the Mount Vernon Square site (five and one-half squares) and the remainder of the “Wax Museum” site (Urban Renewal Parcel 1). It is anticipated that much of the Mount Vernon Square North area will be rebuilt over the next 20 years. This will create an attractive mixed-use neighborhood north of Downtown.
- 1365.3 The District government should develop a new Convention Center on the five and one-half squares north of Mount Vernon Square, between Seventh and Ninth Streets N.W. extending north to N Street N.W., design the Convention Center to relate to the adjacent areas, and prepare land use and urban design plans to accommodate appropriate Convention Center related development, especially along Massachusetts and New York Avenues N.W.
- 1364.4 The Convention Center shall be designed, constructed and utilized to be a positive force in the community for further development and growth appropriate for the area. The Center shall contribute to street life by providing shops and restaurants with streetfront windows and entrances. In addition to retail establishments serving convention visitors, on-site retail shops aimed at the general public will enliven the neighborhood and make the facility more attractive and integrated with its environment. No street vendors shall be allowed on Convention Center property on the public spaces immediately adjacent to the site. Streets abutting the Convention Center site shall be disrupted as little as possible during construction.

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1365.5 The Convention Center shall avoid destroying neighborhood tranquility by forbidding trucks that serve the center from traveling, parking, or idling on residential streets. Users of the Center shall be prevented from parking on neighborhood streets by the adoption of a residential parking sticker system similar to that used by RFK Stadium and by construction and development of sufficient on-site parking, or off-site but appropriately located parking, to address the needs of the Center's permanent staff, regular vendors, and some Convention visitors or temporary staff. The number of parking spaces required should be no less than 400 spaces. Recommendations contained in the Transportation Management Plan for the Convention Center shall be implemented.

1366 WARD 2 THE NEIGHBORHOOD RING: NORTH CAPITOL STREET

1366.1 The area west of North Capitol Street (Northwest 1 Urban Renewal Area) is generally built up. It includes high-rise apartments, townhouses, schools, churches, the Gonzaga High School complex, and a new office building. Only limited development possibilities remain. The southern part of Northwest 1 is occupied by the Government Printing Office ("GPO"). Establishing an appropriate relationship of development to Massachusetts Avenue, assuring community benefits from the development of the Prevocational School Site and other sites within and to the east of the area, and minimizing the traffic impact on the Northwest 1 area from commercial developments within and around the area, including the commercial area of Northeast Number 1/Eckington Yards, are especially important issues.

1367 WARD 2 THE NEIGHBORHOOD RING: SOUTHWEST

1367.1 Southwest was completely rebuilt in the 1960's as one of the country's first urban renewal projects. The area is primarily residential, but includes restaurants and commercial buildings along Maine Avenue, the Arena Stage, and Waterside Mall, plus a variety of public facilities near South Capitol Street. Fort McNair is located south of P Street. Southwest is adjacent to the Central Employment Area. Accessibility was improved when the Green Line Waterfront Metrorail Station opened in late 1991.

1367.2 Forty years after urban renewal began, Southwest provides a mature and pleasant environment. Appropriate steps are needed to protect and enhance the character of the area. Attention needs to be directed to key problems in the area, including improving retail services at Waterside Mall, improving the attractiveness and amenities along the Maine Avenue waterfront, and improving housing maintenance in the Greenleaf Gardens and James Creek public housing projects.

1367.3 To protect and enhance the character of the Southwest community, the Southwest Neighborhood Assembly commissioned the Urban Land Institute to study concepts that would improve the neighborhood, including the potential for redeveloping Waterside Mall and the Southwest waterfront. The Urban Land Institute met with residents and other stakeholders in 1998 and recommended the following improvements:

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- (a) Reuniting the two halves of 4th Street by opening up Waterside Mall. A completely new Main Street-oriented retail center, at least fifty percent (50%) larger than today's, will have the kinds of places that enhance the quality of life -- stores that serve community needs -- a hardware store, a bookstore, a bakery, a copy center, coffee shops and cafes;
- (b) A festive Waterfront marketplace, concentrating 200,000 square feet of restaurants, specialty retail, and entertainment along a new pedestrian promenade on Water Street;
- (c) More convenient, safe parking, for the retail centers as well as Arena Stage, and Southeastern University;
- (d) Bold new initiatives to strengthen jobs, education, and economic development for community residents; support for Southwest's emerging public charter schools as well as the neighborhood's existing schools;
- (e) Between ninety-five and one hundred seventy-five (95 and 175) units of new, market- rate housing targeted to younger adults;
- (f) A program to renovate and remix public housing, and to encourage homeownership;
- (g) Improved security measures to increase the perception of safety; more visible forms of patrolling and re-energized community watch programs; clean-up programs throughout the community;
- (h) New roads and pedestrian paths to link Southwest with the monuments, museums, and Downtown; new street patterns with more green space, squares, and parks;
- (i) A program of historic markers and statues to explain famous sites and commemorate significant events; a system of signs and distinctive graphics to improve directions in the neighborhood for residents and tourists alike;
- (j) A free metro pass program to introduce people to Southwest; water taxis linking the Southwest Waterfront to the Washington Harbor in Georgetown, to Old Town, Alexandria, and other locations along the Potomac and Anacostia Rivers;
- (k) A shuttle bus system to expedite the transportation of tourists, workers, shoppers, and local residents to and from the National Capital Mall, Pennsylvania Avenue, the Navy Yard, Waterside Mall and the waterfront;
- (l) A standard of architectural excellence for the one-half million square feet of new construction that will be built in the next few years; and
- (m) A locally based public benefit corporation to manage the Southwest agenda. The corporation, perhaps called the Southwest Neighborhood Development Corporation, should initiate marketing strategies to promote the area to new residents, new businesses and tourists; manage parking areas, public parks and common areas; create and manage

the Neighborhood Assistance fund which would combine private sector, local and national funding sources to provide assistance to existing and new businesses.

1368 WARD 2 THE NEIGHBORHOOD RING: BUZZARD POINT

- 1368.1 The Buzzard Point planning area is a subarea of a larger planning area, "Buzzard Point/Near Southeast." Buzzard Point is bounded by the Anacostia River on the south and east and P Street on the north. Most of the area is in Ward 2, except for the land east of the South Capitol Street (Frederick Douglass) Bridge, which is in Ward 6. Fort McNair, an historic army post, forms the western boundary of the Buzzard Point area. The remainder of the area is an industrial area which is in transition. Existing land use is primarily industrial, sand and gravel operations; oil tanks, salvage yards, utility operations (PEPCO), parking lots and warehousing. Two large office buildings are leased to the federal government. Two marinas, Buzzard Point and James Creek, operate on National Park Service land under long-term lease. There is some other National Park Service land in the area. Half, First and Second Streets, S.W. are the main north-south streets, with Potomac Avenue cutting diagonally through the area and providing a connection to First Street, S.E. South Capitol Street begins to rise to the bridge approach south of O Street and passes over P Street.
- 1360.2 Planning policies call for redevelopment of the area, with a mixed use pattern of medium- high density commercial/high density residential. Public access along the waterfront is required with a strip of land at least 50 feet wide. Transition to the scale of the James Creek portion of the Southwest neighborhood to the north is also necessary. Fort McNair is essentially developed and future development will be governed by a master plan approved by the National Capital Planning Commission. Public waterfront access should be provided around the edge of Fort McNair.